



**TOWN OF BLUFFTON
PLANNING COMMISSION MEETING AGENDA
ELECTRONIC MEETING
Wednesday, July 22, 2020, 6:00 PM**

This meeting can be viewed on the Town of Bluffton's Facebook page
(<https://www.facebook.com/TownBlufftonSC/>)

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Planning Commission will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS*

V. ADOPTION OF THE AGENDA

VI. ADOPTION OF MINUTES – June 24, 2020

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. DISCUSSION

1. For Discussion Only

A. Saint Gregory the Great Annexation (Workshop – Discussion Only):** Consideration of a Request submitted by Walter Nester of Burr, Forman, McNair on behalf of the Bishop of Charleston for a request for the annexation of approximately 61.093 acres located at 323 Fording Island Road and identified by Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000, into the Town of Bluffton corporate limits

(ANNX-07-19-13330) (Staff – Kevin Icard)

- B. Saint Gregory the Great Zoning Map Amendment (Workshop – Discussion Only)**:** Consideration of a Request by Walter Nester of Burr, Forman, McNair on behalf of the Bishop of Charleston for a Zoning Map Amendment for approximately 61.093 acres located at 323 Fording Island Road and identified by Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 to rezone the subject property to Buckwalter Planned Unit Development (PUD) subject to a new Saint Gregory the Great Land Use Tract to be established through a Buckwalter PUD Text Amendment. (ZONE-07-19-13331) (Staff – Kevin Icard)

*** The two agenda items are combined into one staff report.*

XI. ADJOURNMENT

*Public Comments may be submitted electronically via the Town's website at (<https://bit.ly/TOBPublicComment>) or by emailing your comments to the Growth Management Coordinator at dmclain@townofbluffton.com. Comments will be accepted up 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Planning Commission Board.

NEXT MEETING DATE: Wednesday, August 26, 2020

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Chairperson of the Commission. Public comment must not exceed three (3) minutes.

TOWN OF BLUFFTON PLANNING COMMISSION
Electronic Meeting

Wednesday, June 24, 2020, Minutes

Present: Terry Hannock, Vice Chair; Dan Keefer; Trey Griffin; Ronald Williams;

Absent: Josh Tiller, Charlie Wetmore, Amanda Jackson-Denmark

Staff: Kevin Icard, Planning & Community Development Manager; Charlotte Moore, Senior Planner; Darby McLain, Growth Management Coordinator;

I. CALL TO ORDER

Vice Chairman Hannock called the meeting to order at 6:00 p.m.

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Planning Commission will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Town Staff, and other members of the meeting. State your name and address when speaking for the record. **UNLESS OTHERWISE AMENDED BY THE PLANNING COMMISSION, COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ADOPTION OF THE AGENDA

Commissioner Williams made a motion to adopt the Wednesday, June 24, 2020 Planning Commission Meeting Agenda. Commissioner Griffin seconded the motion, all were in favor and the motion passed.

VI. ADOPTION OF MINUTES – May 27, 2020

Commissioner Williams made a motion to approve the adoption of the May 27, 2020 minutes, Commissioner Griffin second the motion. All were in favor and the motion passed.

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

No Public Comments

VIII. OLD BUSINESS

1. FOR ACTION

A. Unified Development Ordinance Edits (Tabled from May 27th Meeting):

Amendments to the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 5 – Design Standards, Pertaining to Minimum Lot Widths and Off-Street Parking in Old Town Bluffton Historic District – Kevin Icard, Planning and Community Development Manager

Staff- Kevin Icard, Planning & Community Development Manager presented the proposed UDO Ordinance edits. Commissioner Keefer made a motion to approve as presented with two modifications;

1. Decrease the minimum lot width for the Neighborhood General Historic District from 50' to 45' for all lot types.
2. All districts will have the ability to apply for an administrative appeal to decrease their required lot width by 5' with the approval of the UDO Administrator.

The language from the access easement portion was also changed from shall to may.

"Within the Old Town Historic District, lots subdivided after [date of ordinance adoption] and intended for single-family or two-family residential use ~~shall~~ *may* provide vehicular access in the rear yard via cross access easement, lane or alley in conformance with the standards found in section 5.9, Transportation Network & Design."

IX. NEW BUSINESS

1. FOR ACTION

No new business.

X. DISCUSSION

Vice Chairman Hannock questioned why the change from 50' minimum lot width to 45' minimum lot width was not being made across all districts. Commissioner Keefer pointed out that the other districts already have smaller lot types.

XI. ADJOURNMENT

Commissioner Williams made a motion to adjourn The June 24, 2020 Planning Commission meeting, adjourned at 6:51 p.m.

PLANNING COMMISSION

STAFF REPORT
Growth Management Department



MEETING DATE:	July 22, 2020
PROJECT:	<p>ANNX-07-19-13330 by Walter Nester of Burr, Forman, McNair. A request for the annexation of approximately 61.093 acres located at 323 Fording Island Road and identified by Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000, into the Town of Bluffton corporate limits – Public Workshop</p> <p>ZONE-07-19-13331 by Walter Nester of Burr, Forman, McNair. A request for a Zoning Map Amendment for approximately 61.093 acres located at 323 Fording Island Road and identified by Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 to rezone the subject property to Buckwalter Planned Unit Development (PUD) subject to a new Saint Gregory the Great Land Use Tract to be established through a Buckwalter PUD Text Amendment - Public Workshop</p>
PROJECT MANAGER:	Kevin P. Icard, AICP Planning & Community Development Manager

REQUEST: Town Staff requests that Planning Commission review and provide direction on Annexation and Zoning Map Amendment applications to annex certain property containing approximately 61.093 acres located at 323 Fording Island Road and identified by Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 (the "Properties") and establish zoning as Buckwalter Planned Unit Development subject to a new Saint Gregory the Great Land Use Tract to be established through a Buckwalter Planned Unit Development Text Amendment.

Per Section 3.2.2.F. of the Unified Development Ordinance, Planning Commission Workshops are intended to be the first official presentation of a proposed project to provide the public with information and a forum to initially review the application and identify applicable application review criteria. Meetings are encouraged as opportunities for informal, non-binding communication between the Applicant and neighboring property owners who may be affected by the application.

INTRODUCTION: In accordance with Section 5-3-150 of the Code of Laws of South Carolina, Walter Nester of Burr, Forman, McNair, on behalf of the Bishop of Charleston (Saint Gregory the Great Catholic Church) and Beaufort-Jasper Water and Sewer Authority ("BJWSA"), submitted annexation petitions pursuant to the 100% freeholder method on July 10, 2019 requesting to annex the approximately 61.093 acre Properties into the Town of Bluffton's municipal boundary, a copy of which is provided as Attachment 1.

Pursuant to the Town of Bluffton Annexation Policy and Procedure Manual (Annexation Manual), the Applicant also submitted a concurrent Zoning Map Amendment application requesting the establishment of the General Mixed Use (GMU) District subject to the Highway Corridor Overlay District (HCOD) pursuant to the Town of Bluffton's Unified Development Ordinance (UDO) for the Properties. Further, the Applicant submitted a concurrent application requesting a Comprehensive Plan Amendment to expand the Town's current future annexation boundary delineated on the Future Annexation Area and Growth Framework maps as well as revise the Future Land Use map to change the subject property's designation from Civic/Institutional to a Mixed Use or appropriate Commercial designation to align with the requested rezoning to General Mixed-Use (GMU).

Per the Annexation Manual, the initial step in the public review process is an initial briefing, or "intent to annex", to Town Council for general discussion of the request and its associated applications such as the appropriate zoning classification and possible negotiation items. At the conclusion of the discussion, Town Council votes on the approval of First Reading of the Annexation Ordinance followed by a vote to refer the annexation petition and its associated applications to the Town's Negotiating Committee, if deemed necessary.

Town Council considered the "intent to annex" at their August 13, 2019 meeting. During discussion of the request, Council advised the Applicant to consider revising their Zoning Map Amendment application to request the Buckwalter Planned Unit Development instead of GMU. Council then approved First Reading of the annexation ordinance and voted to forgo referring the request to the Negotiating Committee.

On February 21, 2020, the Applicant submitted a revision to the Zoning Map Amendment application as well as Development Agreement Amendment, Concept Plan Amendment, and Master Plan applications for the Properties incorporation into Buckwalter subject to a new Land Use Tract which will be known as the Saint Gregory the Great Tract, copies of which are provided as Attachment 2.

The new Saint Gregory the Great Land Use Tract, as shown in the illustrative Buckwalter PUD Concept Plan provided as Attachment 3, proposes the following permitted land use categories:

1. Community Recreation.
2. Dwelling Units.
3. Hotel/Inn.
4. Institutional Civic.
5. Maintenance Areas.
6. Multifamily Residential.
7. Neighborhood Commercial – including specifically convenience stores and automobile service stations with up to 20 fueling stations but excluding Recreational Vehicle Parks.
8. Open Space.
9. Roads.
10. Setbacks and Buffers.
11. Siviculture.
12. Single Family Residential but excluding mobile homes.
13. Wetlands.
14. Utilities.

A general overview of land uses is provided in the [Buckwalter Concept Plan](#), Section 2 - Designation and Definitions, which are further detailed in Appendix 1, Beaufort County 1990/3 ZDSO, as modified. A preliminary comparison of current and proposed land uses is provided as Attachment 4.

Further, the proposed Buckwalter Development Agreement Amendment provides for an increase in the total allowed development rights as follows:

1. 10.03 acres of general commercial
2. 446 residential dwelling units subject to the following allocation and designation:
 - a. 134 RDUs limited to multi-family use;
 - b. 82 RDUs limited to single family use; and
 - c. 200 RDUs limited to student housing/employee dormitories calculated as ½ RDU per room pursuant to the Buckwalter Concept Plan Section 2.D.6.a.

BACKGROUND: The Properties contain approximately 61.093 acres located within Unincorporated Beaufort County as shown on the Aerial Location Map (Attachment 5). The Property currently houses the Saint Gregory the Great Catholic Church

Campus consisting of a chapel and associated facilities, Saint Gregory the Great Catholic School for Grades Pre-K to 6 consisting of a total of 66,000 square feet, as well as a BJWSA pump station serving the Properties.

The Applicant intends to utilize a 50.856 acre portion of the property for the expansion of the Saint Gregory the Great Catholic Church Campus, 0.057 acre as a pump station, and the remaining 10.18 acres for sale as outparcels for uses permitted in the new Saint Gregory the Great Land Use Tract, which are yet to be determined as shown in the Campus Master Plan for St. Gregory the Great provided as Attachment 6. Further, all future development of the Property would be required to be reviewed through the applicable Town of Bluffton planning processes.

The Properties are currently zoned as C3 Neighborhood Mixed Use (C3NMU) pursuant to the Beaufort County Community Development Code, as shown on the Beaufort County Zoning Map (Attachment 7) and Area Map (Attachment 8). The immediately adjacent properties, as shown on the Adjacent Property Map (Attachment 9), vary as to jurisdiction and zoning as follows:

Direction	Jurisdiction	Zoning District	Current Use
North	Beaufort County	Eagle's Point Planned Unit Development	Eagle's Pointe Homeowner's Association, Inc. - Green Grass Drive - Eagles Point Community Association Common Area and Right-of-Way
	Beaufort County	Eagle's Point Planned Unit Development	Eagles Pointe Golf Course, LLC - 2 Green Grass Drive - Eagles Point Golf Course
South	Beaufort County	n/a	US Highway 278 (Fording Island Road)
	Town of Bluffton	Buckwalter Planned Unit Development	Parcel C1, LLC - No Address - Open Space
	Town of Bluffton	Buckwalter Planned Unit Development	Medical Landholdings, LLC - 350 Fording Island Road - Commercial (Hilton Head Oral and Maxillofacial Surgery, Lux Spa, May River Dermatology, Weniger Plastic Surgery)
East	Beaufort County	T2 Rural (T2R)	Bluffton Township Fire District - 357 Fording Island Road - Civic (Bluffton Township Fire District Station 35)
	Beaufort County	n/a	Beaufort County - Saint Gregory Drive - Road Right-of-Way

West	Beaufort County	Berkeley Hall Plantation Planned Unit Development	Berkeley Hall Club, Inc. - 106 Lancaster Boulevard - Community Association Common Area and Open Space
	Beaufort County	Berkeley Hall Plantation Planned Unit Development	BAM Properties, LLC - 1024 Berkeley Hall Boulevard - Sales Center
	Beaufort County	Berkeley Hall Plantation Planned Unit Development	RBH ADM, LLC - 1022 Berkeley Hall Boulevard - Management Office
	Beaufort County	Berkeley Hall Plantation Planned Unit Development	Beaufort County - No Address - Frontage Road Right-of-Way

Contiguity with the Town of Bluffton's municipal boundary is established through two adjacent parcels to the south of the Properties along US Highway 278. These adjacent parcels were annexed into the Town of Bluffton's municipal boundaries upon approval of the Buckwalter Annexation by Town Council Ordinance 2000-02 on April 19, 2000.

The Properties are currently outside of the Town of Bluffton Comprehensive Plan Map 8.1 - Future Annexation Area (Attachment 10) boundary. The Applicant's Comprehensive Plan Amendment application requests extending the Future Annexation Area's boundary to encompass the Properties to bring the requested annexation into compliance with the Comprehensive Plan.

Next, the Town of Bluffton Comprehensive Plan Map 8.3 - Future Land Use (Attachment 11) identifies the Property as Civic/Institutional which is defined as follows:

"A non-profit, religious, or public use, such as a church, library, public or private school, hospital, or government owned or operated building, structure, or land used for public purpose. Activities provide for the social, cultural, educational, health or physical betterment of the community. Any parcel of land that contains roads and rights-of-way, railways, utility easements, parking areas, airports, and marine craft transportation. Any proposed change in use for a civic/institutional use must be evaluated on a case by case basis to determine its appropriate reuse to be compatible with surrounding land uses."

Further, the Town of Bluffton Growth Framework Map (Attachment 12) places the Property within the Village Place Type which is defined in Section 6.1.2 of the UDO as follows:

“Located in highly developed areas or those areas to be developed, a Village consists of a single center surrounded by compact, complete and connected neighborhoods providing support for a mixed-use area with moderate intensity. The mixed-use development occurs at the intersection of larger neighborhoods and along corridor connecting multiple neighborhoods.”

SCHEDULE: The proposed schedule for the applications is provided as Attachment 13.

ATTACHMENTS:

1. Annexation Petition
2. Applications
3. Illustrative Buckwalter PUD Concept Plan
4. Land Use Comparison Table
5. Aerial Location Map
6. Campus Master Plan for St. Gregory the Great
7. Beaufort County Zoning Map
8. Area Map
9. Adjacent Property Owners Map
10. Future Annexation Map
11. Future Land Use Map
12. Bluffton Growth Framework Map
13. Schedule

**TO THE HONORABLE MAYOR AND TOWN COUNCIL OF THE TOWN OF BLUFFTON,
SOUTH CAROLINA**

The undersigned petitioner, being the 100% freehold owner of the real property hereinafter described on Exhibit "A" attached hereto and made a part hereof being a 61.036 acre parcel of real property identified by Beaufort County Tax Map number **R600 022 000 0125 0000**, requests annexation into the Town of Bluffton, South Carolina and does hereby petition the Honorable Mayor and Town Council of the Town of Bluffton so as to become a part thereof pursuant to Section 5 – 3 – 150(3) of the South Carolina Code of Laws.

1. The property to be annexed is that described and set forth in Exhibit “A” attached hereto and made a part hereof (the “**Property**”).
2. The Property comprises approximately 61.036 acres and is located on the northern side of U.S. Highway 278 across from the Buckwalter Planned Unit Development as shown on that certain boundary survey entitled “Boundary Survey Prepared for: St. Gregory the Great Catholic Church,” dated December 19, 2019, prepared by Atlas Surveying, Inc., Jeremy W. Reeder, SCPLS # 28159.
3. The Property is adjacent to other lands within the Town of Bluffton.
4. The petitioner requests that the Property be zoned Buckwalter Planned Unit Development and Saint Gregory the Great Planning Area.

WHEREFORE, your petitioner prays that the Town of Bluffton agrees to accept this petition and annex the aforesaid described Property.

IN WITNESS WHEREOF, petitioner has hereunto set its hand and seal this 6th day of February, 2020.

WITNESSES:

Elaine H. Fowles
(Witness signs here)

Amelia S. Carr
(Witness signs here)

THE BISHOP OF CHARLESTON

A Corporation Sole

By: John L. Barker
Its: Chief Financial Officer

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 63.12 acres, more or less, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on a plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion Of Tax Parcel 600-13-46 The Meggett Tract", prepared by Connor & Associates, Inc., certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, dated November 14, 1997 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 63 at Page 9.

LESS AND EXCEPT that certain 0.33 acre parcel, more or less, shown as "Area of Acquisition" on that certain Title to Real Estate date February 11, 2011 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3040 at Page 2187.

LESS AND EXCEPT those certain "Frontage Roads" more particularly shown and described in that certain Deed of Right-of-Way in favor of Beaufort County, a political subdivision of the State of South Carolina dated December 14, 2015 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3460 at Pages 1928-1931.

LESS AND EXCEPT that certain 0.057 acre parcel, more or less, designated as "New Pump Station" on that certain plat of survey consisting of three (3) pages, entitled "A Subdivision and Utility/Access Easement Plat at St. Gregory the Great Sewer Expansion," prepared by Atlas Surveying Inc., certified by Mark Ellis Lamb, Sr., dated March 12, 2018 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 149 at Page 63.

TMS #: R600 022 000 0125 0000

Its: DIRECTOR OF ENGINEERING

EXHIBIT "A"

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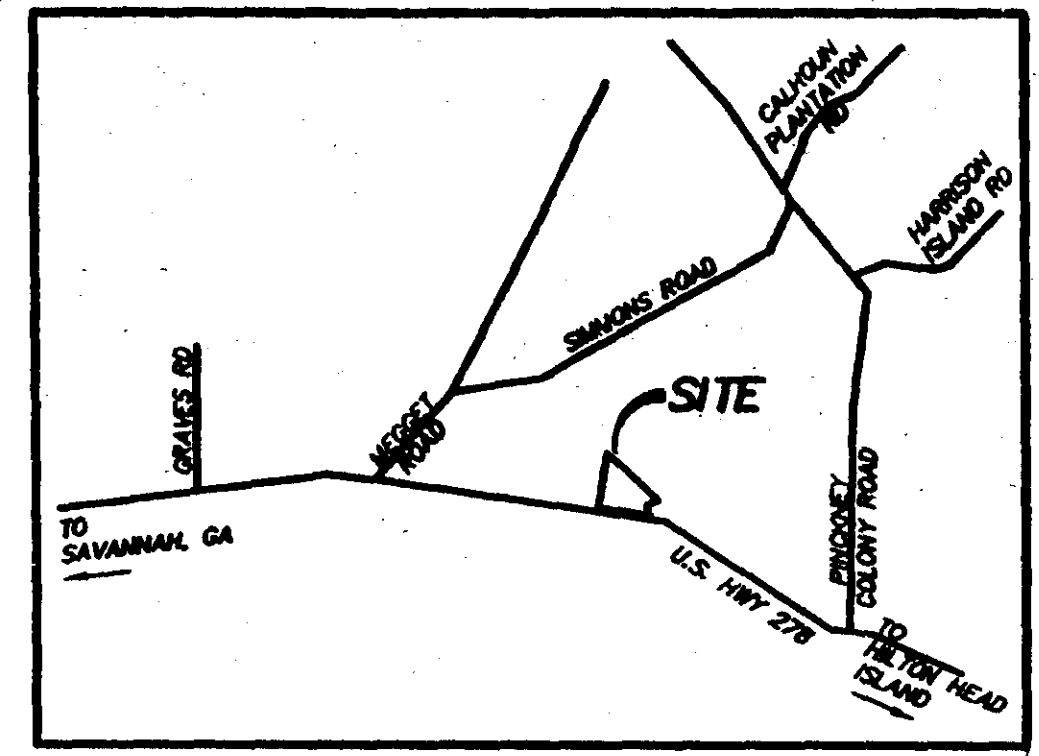
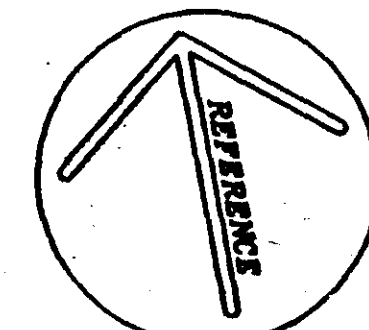
TMS #: R600 022 000 0125 0000

Exhibit C

Saint Gregory the Great Annexation

Plat Book 63 Page 9

FILED
JOHN A. SULLIVAN-RMC
BEAUFORT COUNTY, S.C.
97 NOV 25 PM 4:52
BK 63 PG 9
FOLDER#



VICINITY MAP NOT TO SCALE

LINE	BEARING	LENGTH
L1	N37°44'39"E	44.67
L2	S89°30'23"E	200.96
L3	S60°17'18"E	194.78
L4	S37°46'01"W	150.09

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CH. BRG.	DELTA
C1	1974.86	888.27	451.78	880.80	S73°10'24"E	25°46'16"

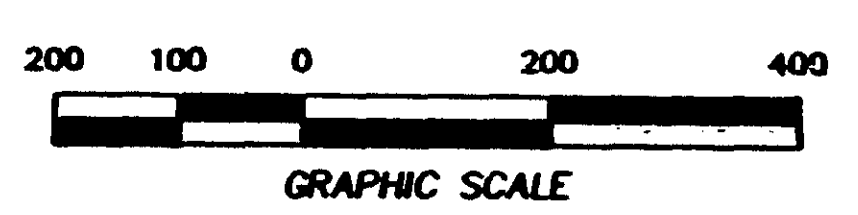
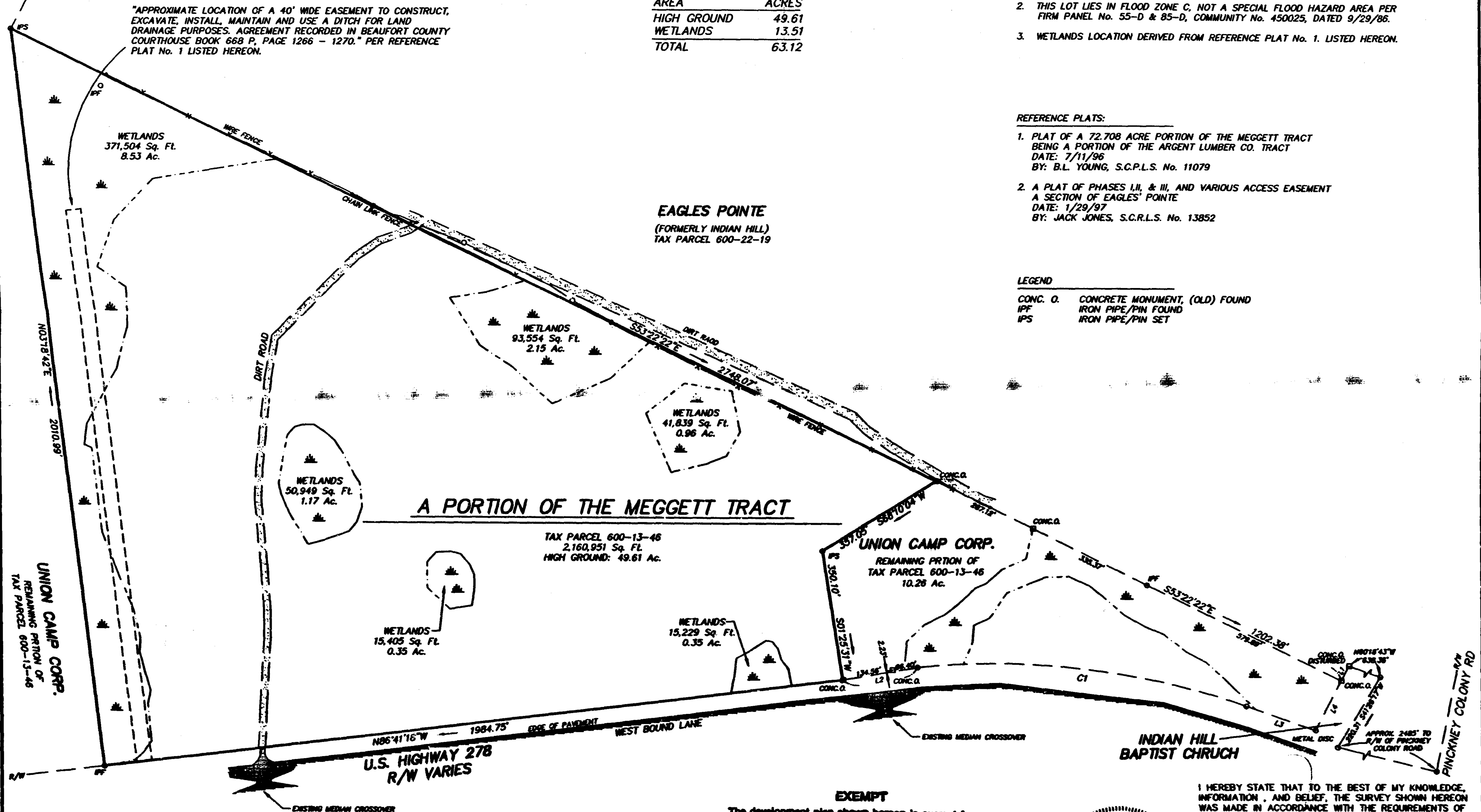
ACREAGE SUMMARY

AREA	ACRES
HIGH GROUND	49.61
WETLANDS	13.51
TOTAL	63.12

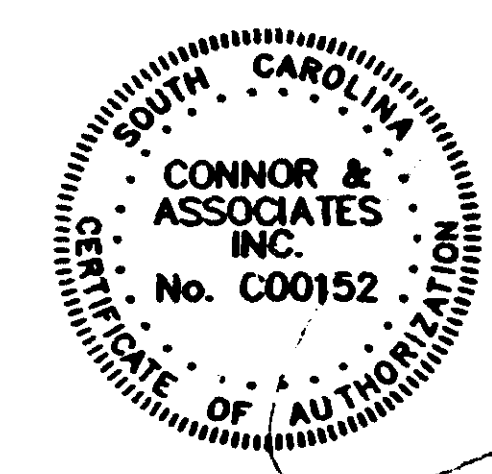
- NOTES:
1. PREPARED FOR UNION CAMP CORPORATION.
 2. THIS LOT LIES IN FLOOD ZONE C, NOT A SPECIAL FLOOD HAZARD AREA PER FIRM PANEL No. 55-D & 85-D, COMMUNITY No. 450025, DATED 9/29/86.
 3. WETLANDS LOCATION DERIVED FROM REFERENCE PLAT No. 1. LISTED HEREON.

- REFERENCE PLATS:
1. PLAT OF A 72.708 ACRE PORTION OF THE MEGGETT TRACT BEING A PORTION OF THE ARGENT LUMBER CO. TRACT
DATE: 7/11/96
BY: B.L. YOUNG, S.C.P.L.S. No. 11079
 2. A PLAT OF PHASES I, II, & III, AND VARIOUS ACCESS EASEMENT A SECTION OF EAGLES' POINTE
DATE: 1/29/97
BY: JACK JONES, S.C.R.L.S. No. 13852

- LEGEND
- CONC. O. CONCRETE MONUMENT, (OLD) FOUND
 - IPF IRON PIPE/PIN FOUND
 - IPS IRON PIPE/PIN SET



EXEMPT
The development plan shown hereon is exempt from the requirements of the Beaufort County Development Standards Ordinance according to the provisions of Article 2, Section 2.7.3(d).
Certified by: [Signature]
Date: 11/25/97
Beaufort County Development Review Team



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING BY SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

MADE BY: J. CRAWFORD
S.P.L.S. No. 9756
NOT VALID UNLESS COUNTERED WITH SEAL

CONNOR AND ASSOCIATES, INC.
engineers • planners • surveyors
P.O. BOX 381
BLUFFTON, SOUTH CAROLINA 29910
PH (803) 837-3500 / FAX (803) 837-2508

A BOUNDARY PLAT OF
63.12 ACRES
A PORTION OF TAX PARCEL 600-13-46
THE MEGGETT TRACT
U.S. HIGHWAY 278
BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA

FIELD CHECK:
OFFICE CHECK:
DRAWN BY: RJM
DATE: 11/14/97
SCALE: 1"=200'
PROJECT No.: SAP-002A
FILE: SAP02A.dwg

SHEET
1
OF
1

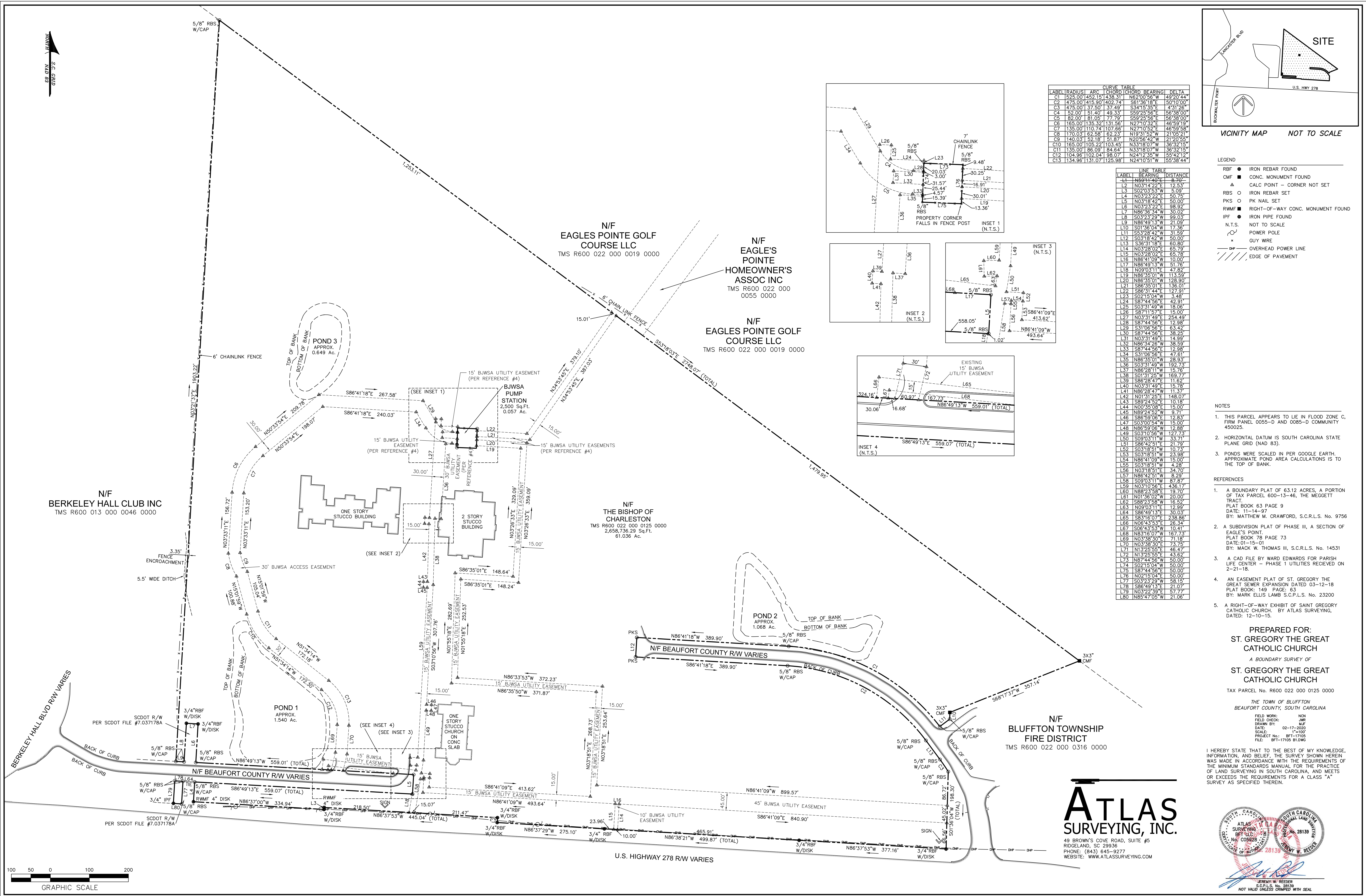


Exhibit D

Saint Gregory the Great Annexation

Title to Real Estate to South Carolina Department of Transportation

Book 3040 Page 2187

THE STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

TITLE TO REAL ESTATE

Approximate Survey Station

Road/Route U. S. 278
 File 7.037178A
 Item _____
 Project EM08(006)
 PIN 37178 RD01
 Tract 42

BEAUFORT COUNTY SC- ROD
 BK 03040 PGS 2187-2189
 DATE: 03/02/2011 11:44:09 AM
 INST # 2011010755 RCPT# 641874

514+00 To 539+00 LT
 _____ To _____
 _____ To _____

KNOW ALL MEN BY THESE PRESENTS, That Bishop of Charleston, a Corporation Sole ("Grantor"), 1662 Ingram Road, Charleston, South Carolina 29407 in consideration of the sum of One Hundred Thousand and No/100 Dollars (\$100,000.00) and other valuable consideration to it in hand paid at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, Columbia, South Carolina, receipt of which is hereby acknowledged, have, subject to the exceptions set forth below, granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, all that certain real property of the Grantor described below that is owned in fee simple absolute From S.C. Rte. 170 To: Near Rd. S-474 on U. S. Route 278, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation and dated August 12, 2009.

SPECIAL PROVISIONS: Notwithstanding anything to the contrary herein, the within conveyance and the consideration given is only for that parcel of land containing 0.327 acre, more or less, and all improvements thereon (including Grantor's sign), owned by Grantor and shown as the "Area of Acquisition" on Exhibit A attached hereto and made a part hereof. This conveyance is made subject to all easements, covenants and restrictions of record and all matters shown on surveys of record or that would be reflected on a current survey. This being a portion of the property acquired from Union Camp Corporation by deed dated December 26, 1997, and recorded December 29, 1997 in Deed Book 994, Page 412 in the records for Beaufort County and shown as Tax Map No. R600-022-000-0125-0000.

Together with, all and singular, the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining.

And I (or we) do hereby bind myself (or ourselves), my (or our) heirs, executor and administrators, to warrant and forever defend all and singular said premises unto said South Carolina Department of Transportation, its successors and assigns, against myself (or ourselves) and my (or our) heirs and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

TO HAVE AND TO HOLD in fee simple, absolute and singular the said property and the rights hereinbefore granted, unto the said South Carolina Department of Transportation, its successors and assigns forever.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this 8th day of February, 2011, in the year of our Lord, Two Thousand and _____.

Signed, sealed and delivered in the presence of:

BISHOP OF CHARLESTON, A CORPORATION SOLE

Elaine H. Fowler
 1st Witness
Amelia E. Strickland
 2nd Witness

BY: John Z. Barker (L.S.)
Chief Financial Officer
 ITS: (L.S.)

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF SC
 COUNTY OF Charleston } SS

Personally appeared before me the undersigned witness and made oath that she/he saw the within named sign, seal and as their act and deed, deliver the within written instrument; and that she/he with the other witness whose signature appears above witnessed the execution thereof.

Elaine H. Fowler
 1st Witness

SWORN to before me this 8th
 day of February, 20 11

Amelia E. Strickland
 NOTARY PUBLIC FOR South Carolina

My Commission Expires: 1-23-2017

RECORDED
 2011 Mar -25 09:34 AM
Sharon D. Burnis
 BEAUFORT COUNTY AUDITOR

Title approved by the South Carolina Department of Transportation

GRANTEE'S ADDRESS: SCDOT, Director, Rights of Way, P.O. Box 191, Columbia, SC 29202-0191

Checked 2/18/11 By CPC
 Recorded _____ By _____
 Project _____ File No. _____

Tract 42

EXHIBIT "A"

THE EQUALITY:
P.I. STA 519+23.75 US 278 =
P.I. STA 20+00.00 OUTFALL DITCH 1

OBTAIN = 14,261 SF
(0.327 AC.)

CLOSE MIDDLE
REMOVE PAVEMENT AS
SHOWN BY CROSS HATCHED AREA

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
AREA OF ACQUISITION FROM TRACT 42 FILE 7.037178A
SCALE 1"=100'
ORIGINAL PREPARED 4/1/2010

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

Road/Route **US 278**
 File **7.037178A**
 Item
 Project **EM08(006)**
 PIN **37178 RD01**

AFFIDAVIT


PERSONALLY appeared before me the undersigned, being duly sworn, deposes and says:

Property located on the above road or route, bearing a portion of Tax Map Number **R60002200001250000** in **BEAUFORT COUNTY**, was transferred by **Bishop of Charleston, a Corporation Sole** to the South Carolina Department of Transportation on **February 8, 2011**.

The above transaction is exempt, or partially exempt from the recording fee as set forth in S. C. Code Ann. Section 12-24-10 et.seq. because the deed is transferring realty to the State, its agencies and departments, and its political subdivisions, including school districts (Section 12-24-40(2).)

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Right of Way Agent for the South Carolina Department of Transportation.

I further understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


 Responsible Person Connected with the Transaction

SWORN to before me this 16th

day of February, 2011



NOTARY PUBLIC FOR South Carolina

My Commission Expires January 29, 2017

Exhibit E

Saint Gregory the Great Annexation

Deed of Right-of-Way to Beaufort County

Book 3460 Page 1928

4
NC PB
Beaufort County
att

BEAUFORT COUNTY SC - ROD
BK 3460 Pgs 1928-1931
FILE NUM 2016005711
02/05/2016 08:32:16 AM
REC'D BY pbaxley RCPT# 800814
RECORDING FEES \$0.00

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

DEED OF RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS, that **The Bishop of Charleston, a Corporation Sole** ("Grantor"), in the state aforesaid for and in consideration of the sum of **TEN and 00/100 DOLLARS (\$10.00)**, to it in hand paid at and before the sealing of these presents by **Beaufort County, a political subdivision of the State of South Carolina** ("Grantee"), Post Office Drawer 1228, Beaufort, SC 29901, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release, subject to the restrictions, reservations and conditions and right of reverter set forth below, unto **Beaufort County, a political subdivision of the State of South Carolina**, its successors and assigns, the following described properties, in fee simple determinable, for the purpose of constructing, using and maintain thereon County roads for the use of the general public (the "Frontage Roads").

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION OF THE RIGHT-OF-WAY AREA (THE "PROPERTY")

This conveyance is made subject to the following conditions and reservations:

1. Grantor, for itself and its successors and assigns, expressly reserves the right, at its option, to harvest all trees within the Property, and to install lighting, irrigation and/or landscaping within the unpaved portion of the Property, provided that Grantor, its successors or assigns, shall be obligated to maintain such improvements in good condition and repair, and any such improvements shall be made in accordance with plans for same that shall be submitted to Grantee for approval, which approval shall not be unreasonably withheld, conditioned or delayed.
2. Grantor, for itself and its successors and assigns, reserves the right to have a minimum of three curb cuts on the Frontage Road described on Exhibit A as Right-of-Way 2 (East Road), one on the north side of the road, and two on the south side of the road, the exact locations of which shall be subject to the approval of Grantee, which consent shall not be unreasonably withheld, conditioned or delayed.
3. Grantor, for itself and its successors and assigns, reserves the right for the benefit of Grantee's property located between U.S. Highway 278 and the Frontage Road described on Exhibit A as Right-of-Way 2 (East Road), for surface water drainage through pipes to be run from said property, underneath the Frontage Road, to the drainage lagoon located on the north side of said Frontage Road; provided, however, the plans for the construction of said pipes shall be submitted to Grantee in conjunction with the plans for said Frontage Road and shall be subject to the approval of Grantee, and Grantor shall be responsible for the maintenance of said pipes and for the repair of any damage caused by such maintenance.
4. This conveyance is made subject to all easements, restrictions, reservations and conditions of record or that would be shown on a current survey of the Property, provided that such conditions do not adversely affect the use of the Property for the purposes of the construction and maintenance by Grantee of the Frontage Roads to be constructed on the Property and the full utilization by Grantee and the general public of the Frontage Roads.
5. This conveyance is also expressly conditioned upon the following conditions, and the Property shall revert to and be merged with the title of Grantor, its successors or assigns, in the event of the failure of: (i) Grantee to complete the construction of the Frontage Roads to be constructed thereon,

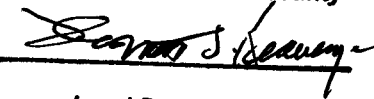
Approved by Beaufort County

Legal Department

EXHIBIT A

RIGHT-OF-WAY 1 (WEST ROAD)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SHOWN AS "THE BISHOP OF CHARLESTON TMS #R600-022-000-0125-0000 - PROPOSED R/W 1" AND BEING SHOWN AND DESIGNATED ON A RIGHT-OF-WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH PREPARED FOR WARD EDWARDS BY WILLIAM H. GRAY, JR. OF ATLAS SURVEYING, INC. DATED DECEMBER 10, 2015, COMMENCING AT AN IRON PIN ALONG THE NORTHERN RIGHT-OF-WAY OF U.S. HIGHWAY 278, BEING LABELED AS POINT OF COMMENCEMENT LABELED "POB 1", THENCE RUNNING N03°23'29"E FOR A DISTANCE OF 58.15' TO A POINT (BEING THE POINT OF BEGINNING); THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 21.31' TO A POINT; THENCE RUNNING N03°18'42"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 21.38' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 30.03' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 559.01' TO A POINT; THENCE RUNNING S03°18'42"W FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 559.07' TO A POINT; THENCE RUNNING N03°23'22"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 30.03' TO A POINT; THENCE RUNNING S03°23'29"W FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S03°23'29"W FOR A DISTANCE OF 58.15' TO THE POINT OF BEGINNING. LESS AND EXCEPTING THE 50.00' (THE WIDTH OF THE ROAD) BY 30.03' STRIP OF LAND APPROXIMATELY 21.3' FROM THE WESTERN BOUNDARY OF SAID R/W 1 THAT WAS DEEDED TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION BY DEED DATED FEBRUARY 8, 2011 AND RECORDED MARCH 2, 2011 IN BOOK 03040, PAGE 2187 IN THE ROD OFFICE OF BEAUFORT COUNTY, SOUTH CAROLINA.

RIGHT-OF-WAY 2 (EAST ROAD)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND AS SHOWN AS "THE BISHOP OF CHARLESTON TMS #R600-022-000-0125-0000 - PROPOSED R/W 2" AND BEING SHOWN AND DESIGNATED ON A RIGHT-OF-WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH PREPARED FOR WARD EDWARDS BY WILLIAM H. GRAY, JR. OF ATLAS SURVEYING, INC. DATED DECEMBER 10, 2015, COMMENCING AT A CONCRETE MONUMENT (3" CMF) (OFFSET 1.5') AT THE INTERSECTION OF "BLUFFTON TOWNSHIP FIRE DISTRICT" (TMS R600 022 000 0316 0000) AND THE PROPERTY OF GRANTOR, THENCE RUNNING S01°25'31"W FOR A DISTANCE OF 18.40' TO A POINT, BEING LABELED AS "POB 2" (BEING THE POINT OF BEGINNING); THENCE RUNNING S01°25'31"W FOR A DISTANCE OF 136.24' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 39.16', HAVING A RADIUS OF 475.00' AND A LONG CHORD OF N34°09'35"W 39.15' TO A POINT; THENCE RUNNING N36°31'18"W FOR A DISTANCE OF 60.80' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 415.90', HAVING A RADIUS OF 475.00' AND A LONG CHORD OF N61°36'18"W 402.74' TO A POINT; THENCE RUNNING N86°41'18"W FOR A DISTANCE OF 389.90' TO A POINT; THENCE RUNNING N03°18'42"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S86°41'18"E FOR A DISTANCE OF 389.90' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 452.15', HAVING A RADIUS OF 525.00' AND A LONG CHORD OF N62°00'56"W 438.31' TO A POINT; THENCE RUNNING N53°28'42"E FOR A DISTANCE OF 32.22' TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED RIGHTS-OF-WAY ARE A PORTION OF TMS #R600-022-000-0125-0000 AND ARE ALSO SHOWN ON EXHIBIT A-1 ATTACHED.

DERIVATION: THIS BEING THE SAME PROPERTY CONVEYED TO BISHOP OF CHARLESTON, A CORPORATION SOLE BY DEED OF UNION CAMP CORPORATION DATED DECEMBER 26, 1997 AND RECORDED DECEMBER 29, 1997 IN DEED BOOK 994, PAGE 412 IN THE ROD OFFICE OF BEAUFORT COUNTY, SOUTH CAROLINA.

DK

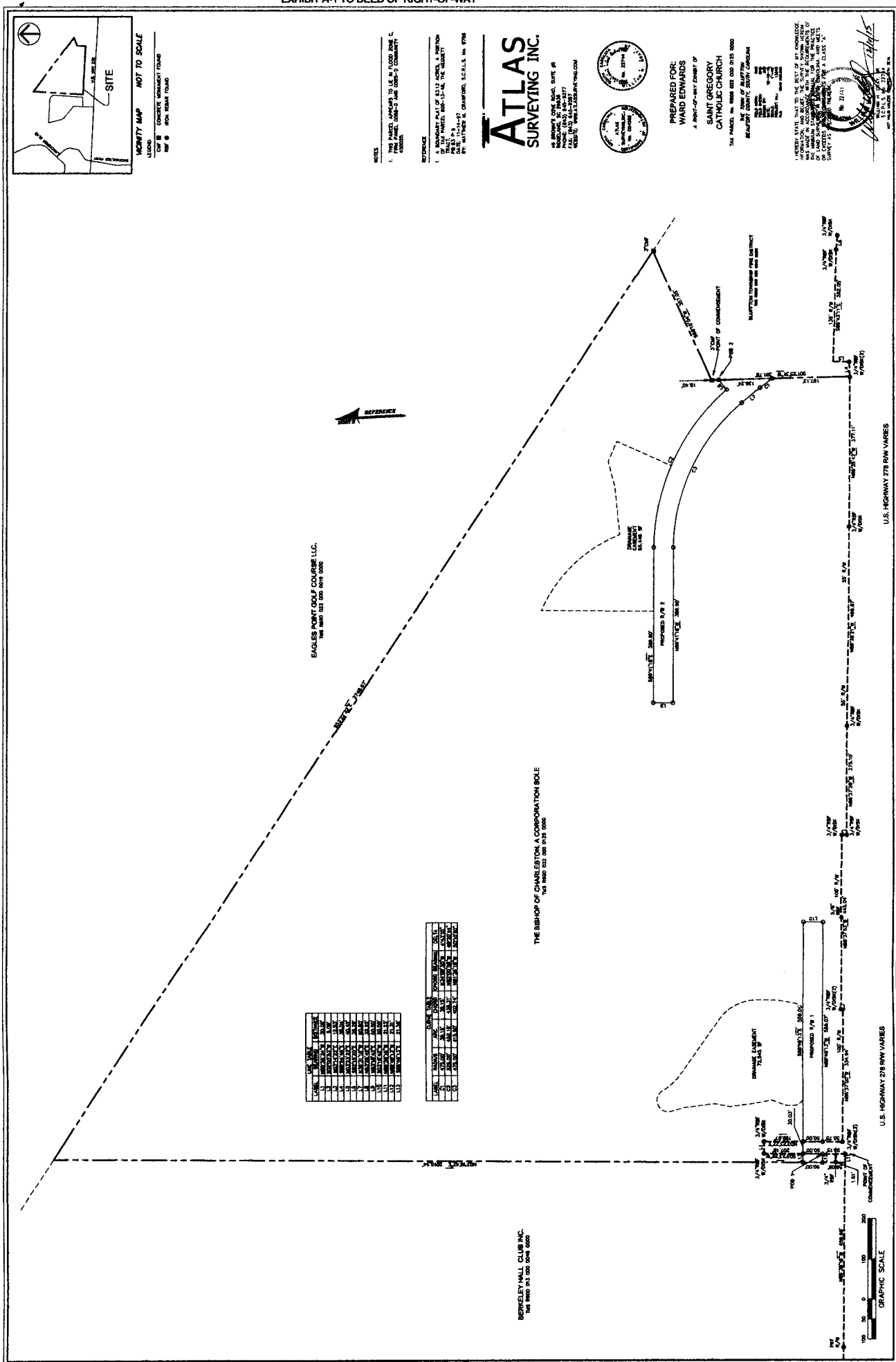


Exhibit F

Saint Gregory the Great Annexation

Beaufort-Jasper Water and Sewer Authority Annexation Petition

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) PETITION FOR ANNEXATION
) TO
) THE TOWN OF BLUFFTON, SOUTH CAROLINA

TO THE HONORABLE MAYOR AND TOWN COUNCIL OF THE TOWN OF BLUFFTON,
SOUTH CAROLINA

The undersigned petitioner, being the 100% freehold owner of the real property hereinafter described on Exhibit "A" attached hereto and made a part hereof being a 0.057 acre parcel of real property identified by Beaufort County Tax Map number **R600 022 000 1120 0000**, requests annexation into the Town of Bluffton, South Carolina and does hereby petition the Honorable Mayor and Town Council of the Town of Bluffton so as to become a part thereof pursuant to Section 5 – 3 – 150(3) of the South Carolina Code of Laws.

1. The property to be annexed is that described and set forth in Exhibit "A" attached hereto and made a part hereof (the "Property").
2. The Property comprises approximately 0.057 acres and is located within the St. Gregory the Great Church and School Campus on the northern side of U.S. Highway 278 across from the Buckwalter Planned Unit Development.
3. The Property surrounded by a single parcel which is adjacent to other lands within the Town of Bluffton which is seeking annexation into the Town.
4. The petitioner requests that the Property be zoned General Mixed Use with 0.057 acres of General Mixed Use density.

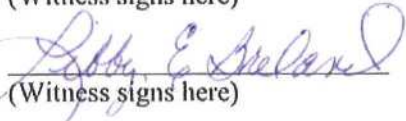
WHEREFORE, your petitioner prays that the Town of Bluffton agrees to accept this petition and annex the aforesaid described Property.

IN WITNESS WHEREOF, petitioner has hereunto set its hand and seal this 1 day of July, 2019.

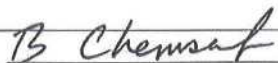
WITNESSES:



(Witness signs here)


(Witness signs here)

**BEAUFORT-JASPER WATER & SEWER
AUTHORITY**

By: 
Its: DIRECTOR OF ENGINEERING



6 SNAKE ROAD, OKATIE, SC 29909-3937
Phone 843.987.8100 | Fax 843.548.0096
Customer Service 843.987.9200
Operations & Maintenance 843.987.8046
Engineering 843.987.8065
www.bjwsa.org

Our mission: Inspire trust and enhance public health

JOE MANTUA, PE, GENERAL MANAGER
843.987.8044 (o) | 843.540.4002 (c)

July 1, 2019

Planning Commission and
Town Council of the Town of Bluffton

Re: Petition for Annexation – Saint Gregory the Great Catholic Church Campus BJWSA
Pump Station Site – Beaufort County Tax Map R600 022 000 1120 0000

Dear Ladies and Gentlemen:

Please let this letter serve to evidence the authorization by the owner of the property identified above for the Bishop of Charleston, a Corporation sole, to submit a Petition for Annexation (100% Petition Method), Application for Zoning Map Amendment and Amendment to the Town Comprehensive Plan and any related or associate applications necessary and appropriate to accomplish the proposed annexation of the above referenced parcel.

Sincerely,


Brian Chemsak, PE

DONNA L. ALTMAN
CHAIR

JIMMY BAKER
GREGORY A. PADGETT
DR. WILLIAM SINGLETON

MICHAEL L. BELL
VICE-CHAIR

LORRAINE W. BOND
R. THAYER RIVERS, JR
VACANCY

DONALD A. MANSON
SECRETARY/TREASURER

BRANDY M. GRAY
GERALD H. SCHULZE

Exhibit G

Saint Gregory the Great Annexation

Beaufort-Jasper Water and Sewer Authority Property Description

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 0.057 acres, more or less, designated as "New Pump Station" on that certain plat of survey consisting of three (3) pages, entitled "A Subdivision and Utility/Access Easement Plat at St. Gregory the Great Sewer Expansion," prepared by Atlas Surveying Inc., certified by Mark Ellis Lamb, Sr., dated March 12, 2018 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 149 at Page 63.

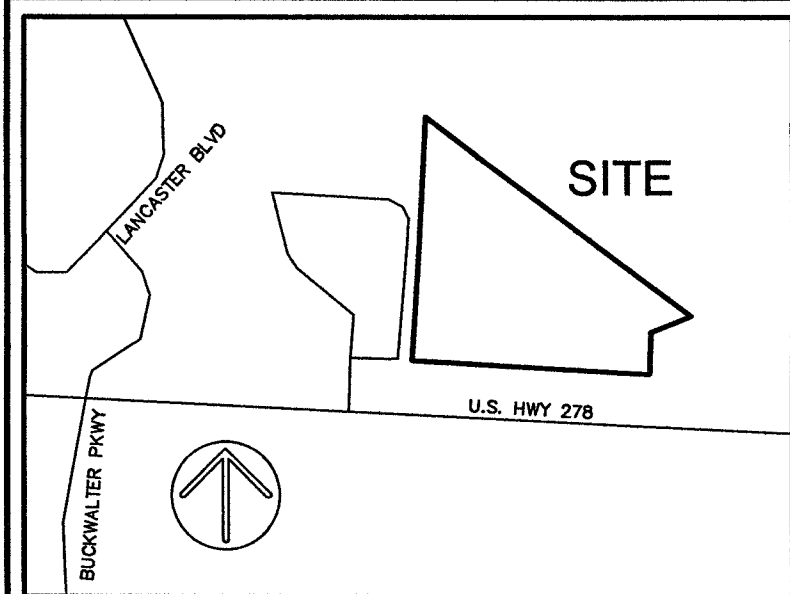
TMS #: R600 022 000 1120 0000

Exhibit H

Saint Gregory the Great Annexation

Beaufort-Jasper Water and Sewer Authority

Plat Book 149 Page 63



VICINITY MAP NOT TO SCALE

LEGEND

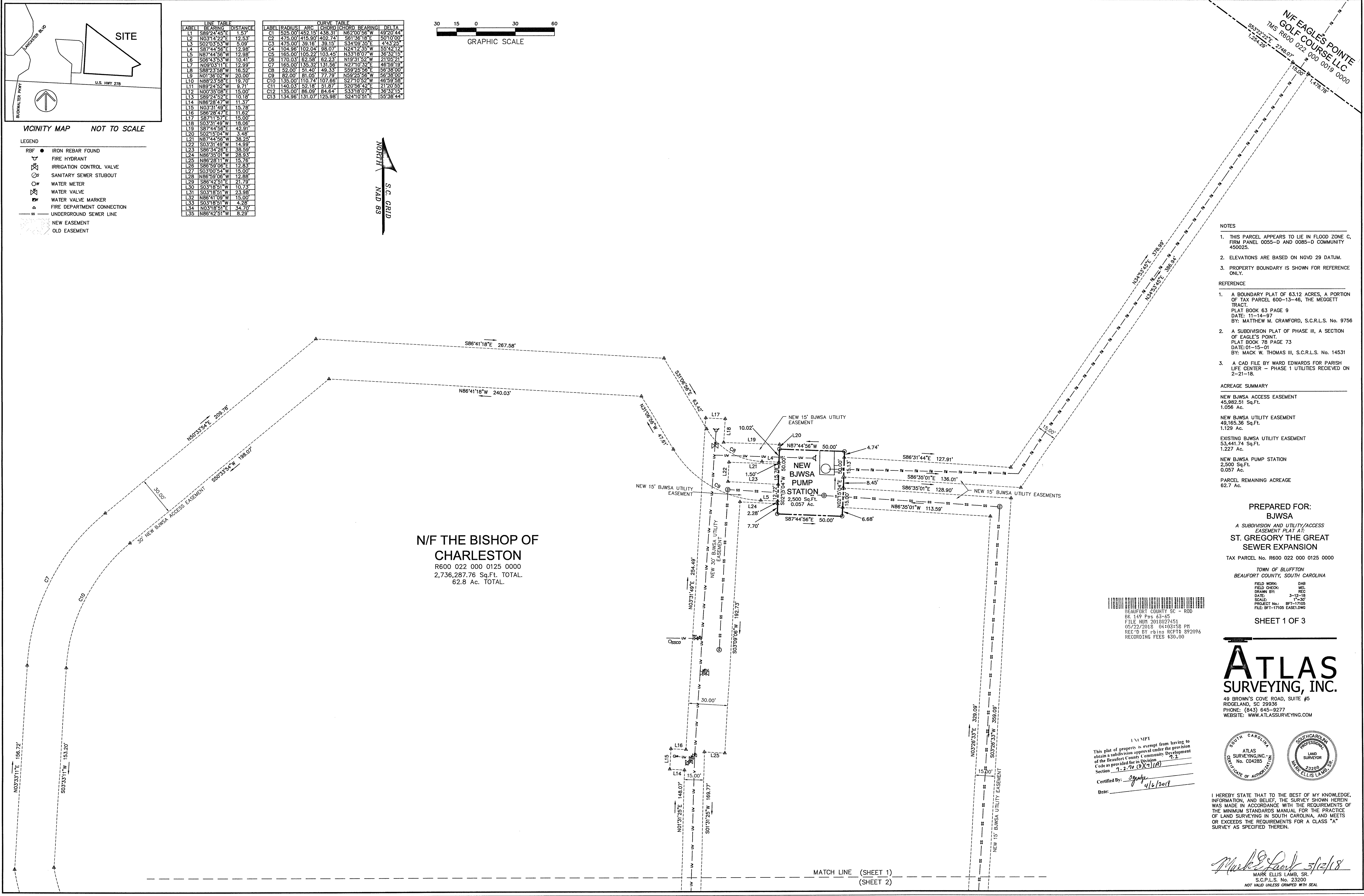
- IRON REBAR FOUND
- RBF
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- SANITARY SEWER STUBOUT
- WATER METER
- WATER VALVE
- WATER VALVE MARKER
- FIRE DEPARTMENT CONNECTION
- UNDERGROUND SEWER LINE
- NEW EASEMENT
- OLD EASEMENT

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S89°24'45"E	1.57'
L2	N03°14'22"E	12.53'
L3	S02°03'53"W	5.09'
L4	S87°44'56"E	12.98'
L5	N87°44'56"W	12.98'
L6	S06°43'53"W	10.41'
L7	N09°03'11"E	12.99'
L8	S88°23'58"W	16.52'
L9	N01°36'02"W	20.00'
L10	N88°23'58"E	19.70'
L11	N89°24'52"E	9.71'
L12	N00°35'08"E	15.00'
L13	S89°24'52"E	10.18'
L14	N86°28'47"W	11.37'
L15	N03°31'49"E	15.78'
L16	S86°28'47"E	11.62'
L17	S87°11'57"E	15.00'
L18	S03°31'49"W	18.08'
L19	S87°44'56"E	42.91'
L20	S02°15'04"W	3.48'
L21	N87°44'56"W	38.23'
L22	S03°31'49"W	14.99'
L23	S86°34'26"E	38.59'
L24	N86°35'01"W	28.93'
L25	N86°28'11"W	15.76'
L26	S86°59'06"E	12.83'
L27	S03°00'54"W	15.00'
L28	N86°59'06"W	12.88'
L29	S86°42'51"E	21.79'
L30	S03°18'51"W	10.73'
L31	S03°18'51"W	23.98'
L32	N86°41'09"W	15.00'
L33	S03°18'51"W	4.28'
L34	N03°18'51"E	34.70'
L35	N86°42'51"W	8.29'

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	525.00'	452.13'	438.31'	N62°00'56"W	49°20'44"
C2	475.00'	415.90'	402.74'	S61°36'18"E	50°10'00"
C3	475.00'	38.16'	39.15'	S34°09'35"E	4°43'29"
C4	104.96'	102.04'	98.07'	N24°12'35"W	55°42'12"
C5	165.00'	105.22'	103.45'	N33°18'07"W	36°32'15"
C6	170.03'	62.58'	62.23'	N19°31'52"W	21°05'21"
C7	165.00'	133.32'	131.56'	N27°10'52"E	48°59'10"
C8	52.00'	51.40'	49.33'	S59°25'56"E	56°38'00"
C9	82.00'	81.05'	77.79'	N59°25'56"W	56°38'00"
C10	135.00'	110.74'	107.66'	S27°10'52"W	48°59'58"
C11	140.03'	52.18'	51.87'	S40°46'42"E	21°20'55"
C12	135.00'	86.09'	84.64'	S33°18'07"E	36°32'15"
C13	134.96'	131.07'	125.98'	S24°10'51"E	55°38'44"



NORTH
NAD 83
S.C. GRID



- NOTES
1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0055-D AND 0085-D COMMUNITY 450025.
 2. ELEVATIONS ARE BASED ON NGVD 29 DATUM.
 3. PROPERTY BOUNDARY IS SHOWN FOR REFERENCE ONLY.
- REFERENCE
1. A BOUNDARY PLAT OF 63.12 ACRES, A PORTION OF TAX PARCEL 600-13-46, THE MEGGETT TRACT, PLAT BOOK 63 PAGE 9 DATE: 11-14-97 BY: MATTHEW M. CRAWFORD, S.C.R.L.S. No. 9756
 2. A SUBDIVISION PLAT OF PHASE III, A SECTION OF EAGLE'S POINT, PLAT BOOK 78 PAGE 73 DATE: 01-15-01 BY: MACK W. THOMAS III, S.C.R.L.S. No. 14531
 3. A CAD FILE BY WARD EDWARDS FOR PARISH LIFE CENTER - PHASE 1 UTILITIES RECEIVED ON 2-21-18.

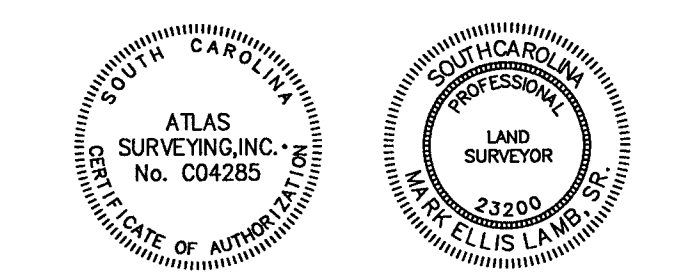
ACREAGE SUMMARY

NEW BJWSA ACCESS EASEMENT	45,982.51 Sq.Ft.
1.056 Ac.	
NEW BJWSA UTILITY EASEMENT	49,165.36 Sq.Ft.
1.129 Ac.	
EXISTING BJWSA UTILITY EASEMENT	53,441.74 Sq.Ft.
1.227 Ac.	
NEW BJWSA PUMP STATION	2,500 Sq.Ft.
0.057 Ac.	
PARCEL REMAINING ACREAGE	62.7 Ac.

PREPARED FOR:
BJWSA
A SUBDIVISION AND UTILITY/ACCESS EASEMENT PLAT AT:
ST. GREGORY THE GREAT SEWER EXPANSION
TAX PARCEL No. R600 022 000 0125 0000

TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA
FIELD WORK: DAB
FIELD CHECK: MFL
DRAWN BY: REC
DATE: 3-12-18
SCALE: 1"=30'
PROJECT No.: BJT-17105 EASELW06
FILE BJT-17105 EASELW06
SHEET 1 OF 3

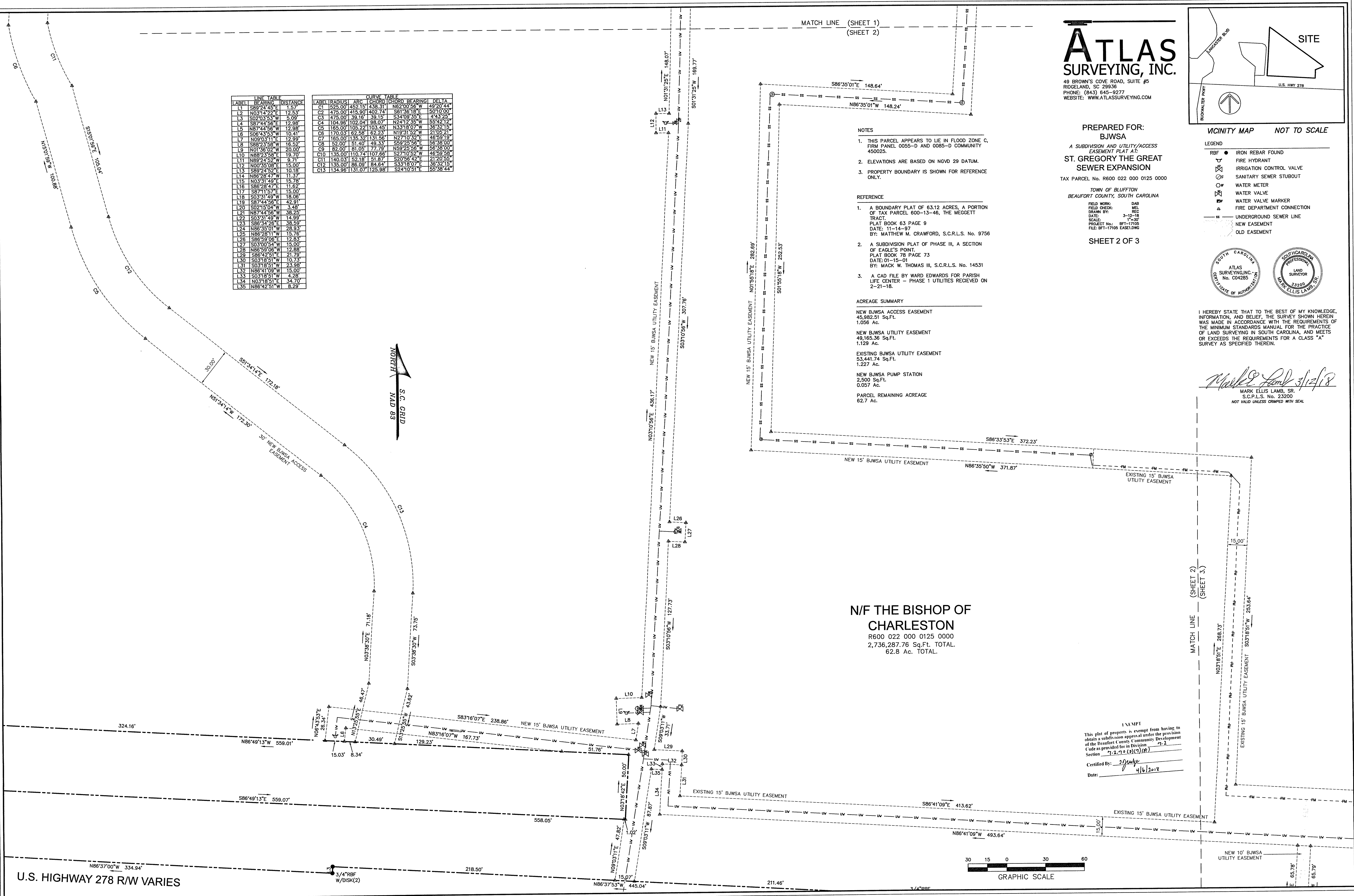
ATLAS
SURVEYING, INC.
49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

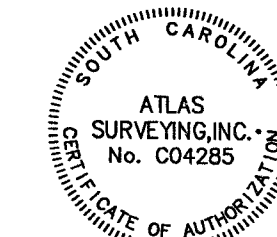


I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

Mark Ellis Lamb, Sr. 5/12/18
MARK ELLIS LAMB, SR.
S.C.P.L.S. No. 23200
NOT VALID UNLESS CRIMPED WITH SEAL

MATCH LINE (SHEET 1)
(SHEET 2)





ATLAS
SURVEYING, INC.

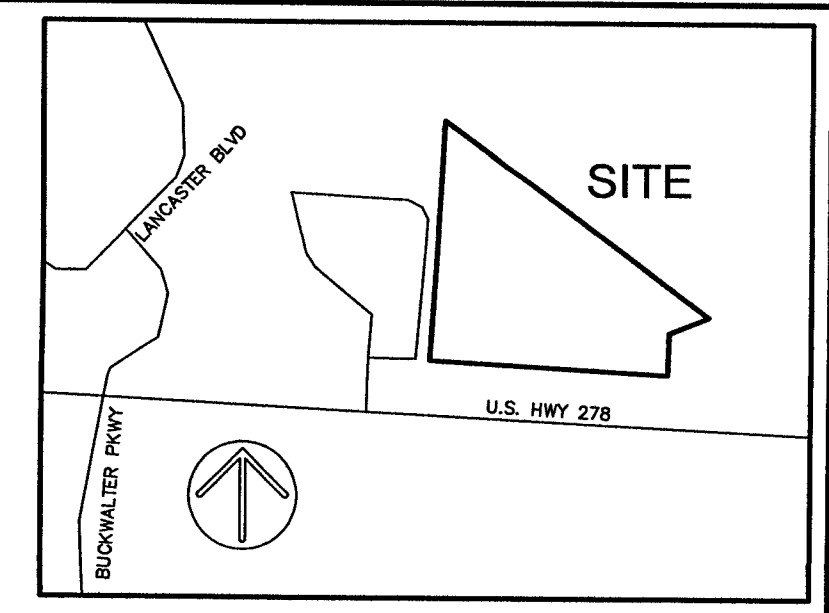
49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

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Mark Ellis Lamb 3/12/18
MARK ELLIS LAMB, SR.
S.C.P.L.S. No. 23200
NOT VALID UNLESS CROPPED WITH SEAL

PREPARED FOR:
BJWSA
A SUBDIVISION AND UTILITY/ACCESS
EASEMENT PLAT AT:
**ST. GREGORY THE GREAT
SEWER EXPANSION**
TAX PARCEL No. R600 022 000 0125 0000
TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA
FIELD WORK: DAB
FIELD CHECK: MEL
DRAWN BY: REC
DATE: 3-12-18
SCALE: 1"=30'
PROJECT No. BFT-17105
FILE: BFT-17105 EASEL.DWG

SHEET 3 OF 3



VICINITY MAP NOT TO SCALE

- LEGEND
- RBF ● IRON REBAR FOUND
 - ⊕ FIRE HYDRANT
 - ⊗ IRRIGATION CONTROL VALVE
 - ⊗ SANITARY SEWER STUBOUT
 - ⊗ WATER METER
 - ⊗ WATER VALVE
 - ⊗ WATER VALVE MARKER
 - ⊗ FIRE DEPARTMENT CONNECTION
 - UNDERGROUND SEWER LINE
 - NEW EASEMENT
 - OLD EASEMENT

N/F THE BISHOP OF
CHARLESTON
R600 022 000 0125 0000
2,736,287.76 Sq.Ft. TOTAL
62.8 Ac. TOTAL

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S89°24'45"E	1.57
L2	S03°14'22"E	12.53
L3	S02°03'53"W	5.09
L4	S87°44'56"E	12.98
L5	N87°44'56"W	12.98
L6	S06°43'53"W	10.41
L7	N09°03'11"E	12.99
L8	S89°23'58"W	16.52
L9	N01°36'02"W	20.00
L10	N88°23'58"E	18.70
L11	N89°24'52"W	9.71
L12	N00°35'08"E	15.00
L13	S89°24'52"E	10.18
L14	N86°28'47"W	11.37
L15	N03°31'49"E	15.78
L16	S86°28'47"E	11.62
L17	S87°11'57"E	15.00
L18	S03°31'49"W	18.06
L19	S87°44'56"E	42.91
L20	S02°15'04"W	3.45
L21	N87°44'56"W	38.25
L22	S03°31'49"W	14.98
L23	S86°44'26"E	38.59
L24	N86°35'01"W	28.93
L25	N86°28'11"W	15.76
L26	S86°59'06"E	12.33
L27	S03°00'54"W	15.00
L28	N86°59'06"W	12.88
L29	S86°42'51"E	21.79
L30	S03°18'51"W	10.73
L31	S03°18'51"W	23.98
L32	N86°41'09"W	15.00
L33	S03°18'51"W	4.28
L34	N03°18'51"E	34.70
L35	N86°42'51"W	8.29

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	525.00	452.15	438.31	N62°00'56"W	49°20'44"
C2	475.00	415.50	402.74	S61°38'18"E	50°10'00"
C3	475.00	39.16	39.15	S34°09'35"E	4°43'25"
C4	104.96	102.04	98.07	N24°12'35"W	55°42'12"
C5	165.00	105.22	103.45	N33°18'07"W	36°32'15"
C6	170.03	62.58	62.23	N19°31'52"W	21°05'21"
C7	165.00	135.32	131.56	N27°10'32"E	46°59'19"
C8	52.00	51.40	49.33	S59°25'56"E	56°38'00"
C9	82.00	81.03	77.79	N59°25'56"W	56°38'00"
C10	135.00	110.74	107.66	S27°10'52"W	46°59'58"
C11	140.03	52.18	51.87	S20°56'42"E	21°20'55"
C12	135.00	86.09	84.64	S33°18'07"E	36°32'15"
C13	134.96	131.07	125.98	S24°10'51"E	55°38'44"

- NOTES
- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0055-D AND 0085-D COMMUNITY 450025.
 - ELEVATIONS ARE BASED ON NGVD 29 DATUM.
 - PROPERTY BOUNDARY IS SHOWN FOR REFERENCE ONLY.

- REFERENCE
- A BOUNDARY PLAT OF 63.12 ACRES, A PORTION OF TAX PARCEL 600-13-46, THE MEGGETT TRACT, PLAT BOOK 63 PAGE 9, DATE: 11-14-97, BY: MATTHEW M. CRAWFORD, S.C.R.L.S. No. 9756
 - A SUBDIVISION PLAT OF PHASE III, A SECTION OF EAGLE'S POINT, PLAT BOOK 78 PAGE 73, DATE: 01-15-01, BY: MACK W. THOMAS III, S.C.R.L.S. No. 14531
 - A CAD FILE BY WARD EDWARDS FOR PARISH LIFE CENTER - PHASE 1 UTILITIES RECEIVED ON 2-21-18.

ACREAGE SUMMARY

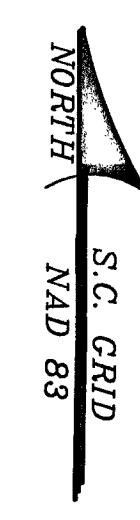
NEW BJWSA ACCESS EASEMENT
45,982.51 Sq.Ft.
1.056 Ac.

NEW BJWSA UTILITY EASEMENT
49,165.36 Sq.Ft.
1.129 Ac.

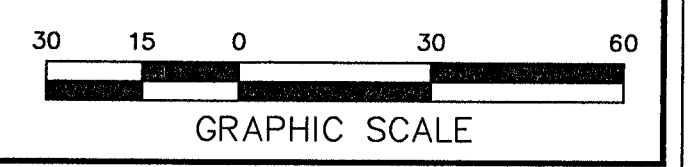
EXISTING BJWSA UTILITY EASEMENT
53,441.74 Sq.Ft.
1.227 Ac.

NEW BJWSA PUMP STATION
2,500 Sq.Ft.
0.057 Ac.

PARCEL REMAINING ACREAGE
62.7 Ac.



1 X 1 VPT
This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Community Development Code as provided for in Division 7.2.
Section 7.2.70 (D)(7)(A)
Certified By: *[Signature]*
Date: 4/6/2018



**AMENDED
NARRATIVE
FOR
APPLICATION FOR ANNEXATION / ZONING MAP / COMPREHENSIVE PLAN
AMENDMENTS
OF THE
BISHOP OF CHARLESTON, A CORPORATION SOLE
CONCERNING
A 61.093 ACRE PARCEL (A PORTION OF THE MEGGETT TRACT)
FOR
SAINT GREGORY THE GREAT CATHOLIC CHURCH CAMPUS PROPERTY,
OUTPARCELS AND BEAUFORT-JASPER WATER & SEWER AUTHORITY PUMP STATION**

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STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) BEFORE THE PLANNING COMMISSION
 AND TOWN COUNCIL OF THE
 TOWN OF BLUFFTON, SOUTH CAROLINA

**AMENDED
NARRATIVE
FOR
APPLICATION FOR ANNEXATION / ZONING MAP / COMPREHENSIVE PLAN
AMENDMENTS
OF THE
BISHOP OF CHARLESTON, A CORPORATION SOLE
CONCERNING
A 61.093 ACRE PARCEL (A PORTION OF THE MEGGETT TRACT)
FOR
SAINT GREGORY THE GREAT CATHOLIC CHURCH CAMPUS PROPERTY,
OUTPARCELS AND BEAUFORT-JASPER WATER & SEWER AUTHORITY PUMP STATION**

This Project Narrative is submitted with and is intended to be incorporated in and comprise a part of the application for Annexation, application for Zoning Map Amendment, application for Buckwalter Development Agreement Amendment and Buckwalter Concept Plan Amendment, and application for Comprehensive Plan (specifically, the Future Annexation Area Map and the Future Land Use Map) Amendment (collectively the “**Application**”) of the Bishop of Charleston, a Corporation Sole (the “**Bishop of Charleston**”)¹ and the Beaufort-Jasper Water and Sewer Authority (“**BJWSA**”)² (Bishop of Charleston and BJWSA hereinafter collectively the “**Owner**”). This narrative is submitted to the Planning Commission and the Town Council for the Town of Bluffton, South Carolina (the “**Town**”) to explain the request and

¹ See Business Filings Report of the South Carolina Secretary of State attached hereto as Exhibit “A” and made a part hereof.

² BJWSA joins in this Application solely due to its ownership of a 0.057 acre parcel of real property located within the Property for the purpose of the operation of a pump station (the “**Pump Station**”).

describe how the Application meets the criteria of the Town's Unified Development Ordinance (the "UDO") as required by the Application and the UDO.

I. **NARRATIVE.**

A. **Introduction, Background And Request.**

The Owner is the owner³ of an approximate 61.036 acre parcel of real property (the "Property") identified by Beaufort County Tax Map number **R600 022 000 0125 0000** located on the north side of U.S. Highway 278 and bounded to the east by the Bluffton Fire Department Station #35 and bounded on the west by the Berkeley Hall Club community. The 411 address for the Property is #323 Fording Island Road and it is more specifically shown and described as "A Portion of the Meggett Tract" on that certain plat of survey entitled "A Boundary Plat of 63.12 Acres, Portion of Tax Parcel 600-13-46 The Meggett Tract, U.S. Highway 278, Bluffton Township, Beaufort County South Carolina, dated November 14, 1997 and recorded in the Office of the Register of Deeds ("ROD") for Beaufort County, South Carolina in Plat **Book 63** at **Page 9**⁴. An approximate 0.327 acre portion of the original parcel purchased by the Owner was conveyed in February of 2011 to the South Carolina Department of Transportation as part of the expansion of the U.S. 278 right of way⁵ and an additional approximate 1.7 acre parcel was conveyed to Beaufort County⁶ in December of 2015. The 1.7 acre parcel conveyed to the County consists of an approximate 0.7 acre parcel improved as a 50' wide right of way serving as a frontage road from the main entrance to Berkeley Hall Club from U.S. Highway 278, which is a fully served signalized intersection providing direct access to the Property. The remaining approximate 1.0 acre parcel is also improved as a 50' wide right of way, named Saint Gregory Drive which serves as a second point providing direct access to the Property from U.S. Highway 278. This second access point is also served by a fully signalized intersection. An additional approximate 0.057 acre portion of the original parcel purchased by the Owner was conveyed to BJWSA for the Pump Station to serve the Property as more particularly described therein.⁷ The Pump Station is identified by Beaufort County Tax Map number **R600 022 000 1120 0000** and is surrounded by the Property. For the purposes of this Application the Pump Station shall hereinafter be included in the term "Property". In conjunction with this Application, the Owner commissioned an updated survey of the Property confirming the location of all of the aforementioned description which survey is entitled "A Boundary Survey of St. Gregory The Great Catholic Church," Tax Parcel No. R600 022 000 0125 0000, dated December 19, 2019⁸.

Portions of the Property have been improved to include the Saint Gregory the Great Catholic Church and the Saint Gregory the Great School consisting of an existing Church building of approximately 12,000 square feet; and an existing school building with offices

³ See deed recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in **Book 994** at **Pages 412 - 419** attached hereto as Exhibit "B" and made a part hereof.

⁴ See said boundary plat attached hereto as Exhibit "C" and made a part hereof.

⁵ See deed recorded in the ROD in **Book 3040** at **Pages 2187 – 2189**, attached hereto as Exhibit "B-1" and made a part hereof.

⁶ See deed recorded in the ROD in **Book 3460** at **Pages 1928 – 1931**, attached hereto as Exhibit "B-2" and made a part hereof.

⁷ See deed recorded in the ROD in **Book 3669** at **Pages 2349 – 2352**, attached hereto as Exhibit "B-3" and made a part hereof

⁸ Attached hereto as Exhibit "C-1" and made a part hereof.

supporting the school and the Church consisting of approximately 27,000 square feet; and a church multipurpose building of approximately 27,000 square feet⁹.

The Owner submits this Application requesting the approval of:

1. The annexation of the Property into the Town;
2. An amendment to the Town's official zoning map designating the Property with the zoning district of Buckwalter Planned Unit Development ("**Buckwalter PUD**"), specifically to be identified in the Buckwalter Concept Plan as the Saint Gregory the Great Land Use Tract with densities and land uses as described in Section B.8 of this Application Narrative; and
3. Approval of an amendment to the Development Agreement and amendment to the Buckwalter Concept Plan ("**Concept Plan**"); and
4. Approval of an amendment to the current version of the Comprehensive Plan's Future Annexation Area Map (Map 8.1)¹⁰ and Future Land Use Map;¹¹ and
5. Approval of a Master Plan for the Property.

B. Annexation.

Adjacent to the south of the Property across the U.S. Highway 278 right of way, is the Buckwalter PUD which is located within the municipal limits of the Town¹². The Property is therefore contiguous to the Town¹³. Since the Property is wholly owned by the Owner and BJWSA, the method of annexation is made pursuant to the one hundred percent (100%) property owner petition¹⁴ and ordinance method¹⁵. In accordance with the checklist set forth in the Town's Annexation Policy & Procedures Manual¹⁶ the following is submitted:

1. **Contact Information.**
 - a. Owner. The Bishop of Charleston, a Corporation Sole, c/o Elaine H. Fowler, Esq., 901 Orange Grove Road, Charleston South Carolina 29407, Telephone: 843-261-0523, E-mail: efowler@charlestdiocese.org.
 - b. Joinder Owner. Beaufort-Jasper Water and Sewer Authority, 6 Snake Road, Okatie, South Carolina 29909-3937, Telephone: 843-987-8100.

⁹ See Existing Conditions Plan attached hereto as Exhibit "D" and made a part hereof.

¹⁰ Attached hereto as Exhibit "E" and made a part hereof.

¹¹ Attached hereto as Exhibit "E-1" and made a part hereof.

¹² See Town Growth Management Department Planned Unit Developments map attached hereto as Exhibit "F" and made a part hereof.

¹³ See Section 5-3-305 of the South Carolina Code of Laws, incorporated herein by this reference.

¹⁴ See Petition attached hereto as Exhibit "G" and made a part hereof.

¹⁵ See Section 5-3-150(3) of the South Carolina Code of Laws, incorporated herein by this reference.

¹⁶ Annexation in the Town is undertaken pursuant to the Annexation Policy & Procedures Manual and State law.

- c. Applicant. Burr & Forman LLP, c/o Walter J. Nester III, 4 Clarks Summit Drive, Bluffton, South Carolina 29910, Telephone: 843-815-2171, E-mail: wnester@burr.com.
2. Agency Letter. The Owner has authorized the filing of the Application¹⁷.
3. Reason for Annexation request and anticipated benefits. See Section I and Section II of this Narrative Supplement.
4. Parcel Number and Acreage. Being an approximate 61.093 acre combined parcels of real property identified by Beaufort County Tax Map number **R600 022 000 0125 0000** and **R600 022 000 1120 0000**.
5. Existing Structures. A Church and School Campus buildings with associated drives, parking and infrastructure including but not limited to the Pump Station.
6. Current Special Districts. None.
7. Current Beaufort County Zoning District and Land Uses. Current zoning is C3 Neighborhood Mixed Use (C3NMU). Land uses in the C3NMU District include public and private schools as are meeting facilities and places of worship¹⁸.
8. Proposed Zoning District and Land Uses. The proposed zoning district for the Property is Buckwalter PUD as a new Planning Area under the Concept Plan entitled "Saint Gregory the Great Land Use Tract." The Allowed Land Uses being as follows:
 - a. Section 2.B. Allowed Land Uses. Add Saint Gregory the Great Land Use Tract as a new sub-section 10, with the following allowed land uses and definitions:
 - (i) Community Recreation.
 - (ii) Dwelling Units.
 - (iii) Hotel/Inn.
 - (iv) Institutional Civic.
 - (v) Maintenance Areas.
 - (vi) Multifamily Residential.
 - (vii) Neighborhood Commercial – including specifically convenience stores and automobile service stations with up to 20 fueling stations but excluding Recreational Vehicle Parks.
 - (viii) Open Space.
 - (ix) Roads.
 - (x) Setbacks and Buffers.
 - (xi) Siviculture.
 - (xii) Single Family Residential but excluding mobile homes.
 - (xiii) Wetlands.
 - (xiv) Utilities.

¹⁷ See Agency Letter attached hereto as Exhibit "H" and made a part hereof.

¹⁸ See Zoning Verification Letter dated March 12, 2019 from the Beaufort County Zoning Administrator attached hereto as Exhibit "I" and made a part hereof.

- b. Density. The Property is to be added to the Buckwalter Concept Plan and designated as the Saint Gregory the Great Land Use Tract as depicted in the Amended Concept Plan attached hereto as Exhibit “R”. The Property shall have 10.65 acres of general commercial development rights and 446 residential dwelling unit development rights both to be added to the Buckwalter PUD Concept Plan and Development Agreement. The requested 446 residential dwelling unit development rights are subject to the following specific allocation and designation with 134 residential dwelling unit rights limited to multi-family use, 82 residential dwelling unit rights limited to single family use, and 200 residential dwelling rights limited to student or employee housing or dormitories using 1/2 residential dwelling unit rights per room in accordance with Section 2.D.6.a. of the Buckwalter Concept Plan. The balance of the Property is designated as Institutional/Civic which use does not require allocations of density as such use does not count against overall commercial acreage or residential density allowed for the Buckwalter PUD except however for student housing and employee dormitories and for such use the Property is hereby designated with an additional 200 residential units.
 - c. No Effect on Other Landowner Rights. No change which is hereby approved to the Development Agreement and Concept Plan shall have any effect whatsoever on any property or landowner rights other than the Saint Gregory the Great Land Use Tract and Owner.
9. Current versus Proposed Zoning District and Land Use Comparison. See table of comparative land uses attached hereto as Exhibit “K”.
 10. Consistency with the Town’s Comprehensive Plan, Future Annexation Area Map and Future Land Use Map. See application narrative in support of rezoning set forth herein.
 11. Estimate of current population of Annexation Area. None.
 12. Current Utility Service Providers. See attached Exhibit “L”.

C. Parcel Information.

1. Deed. See Deeds recorded in ROD in **Book 994 at Pages 412 - 419** and **Book 3669 at Pages 2349 - 2352** attached hereto as Exhibits “B” and “B-3” and made a part hereof.
2. Plats. See Plat entitled “A Boundary Plat of 63.12 Acres, A Portion of Tax Parcel 600-13-46 The Meggett Tract, U.S. Highway 278, Bluffton Township, Beaufort County South Carolina, dated November 14, 1997 and recorded in the ROD in **Plat Book 63 at Page 9** attached hereto as Exhibit “C” and made a part hereof. See also plat entitled “A Boundary Survey of St. Gregory The Great Catholic Church,” Tax Parcel No. R600 022 000 0125 0000, dated December 19, 2019. See also Plat entitled “A Subdivision and Utility/Access Easement Plat at Saint Gregory The Great Sewer Expansion” dated March 12, 2018 and recorded in the ROD in **Plat Book 149 at Page 63** attached hereto as Exhibit “C-2” and made a part hereof

3. **Covenants and Restrictions.** Restrictions in original deed to Owner. Amended by document recorded in the ROD in **Book 2974 at Pages 942 – 945** attached hereto as Exhibit “M” and made a part hereof. Released by document recorded in the ROD in **Book 3121 at Pages 2353 – 2354** attached hereto as Exhibit “M-1” and made a part hereof.
4. **Easements.** See easement in favor of Palmetto Electric Cooperative, Inc., dated February 23, 2006 and recorded in the ROD in **Book 2389 at Pages 712 – 714** attached hereto as Exhibit “N-1” and made a part hereof; easement in favor of Palmetto Electric Cooperative, Inc., dated March 28, 2006 and recorded in the ROD in **Book 2389 at Pages 742 – 744** attached hereto as Exhibit “N-2” and made a part hereof; Drainage Easement Agreement with Beaufort County, dated February 4, 2016 and recorded in the ROD in **Book 3460 at Pages 1932 – 1938** attached hereto as Exhibit “N-3” and made a part hereof; and, Water/Sewer Utility Easement Agreement with Beaufort Jasper Water & Sewer Authority dated May 4, 2018 and recorded in the ROD in **Book 3669 at Pages 2353 - 2357** attached hereto as Exhibit “N-4” and made a part hereof.
5. **Agreement of record in the ROD.** None other than as stated herein.
6. **Other Documents of record in the ROD.** None other than as stated herein.
7. **Location Map.** See Beaufort County GIS Map of the Property attached hereto as Exhibit “O” and made a part hereof.
8. **Zoning Verification.** See Zoning Verification Letter from Beaufort County Zoning Administrator dated March 20, 2018 attached hereto as Exhibit “T” and made a part hereof.
9. **Parcel History.** A portion of the “Meggett Tract”. See attached Exhibit “P”.
10. **Photographs of Existing and Adjacent Structures.** See GIS photographs from Beaufort County Assessor’s website attached hereto as Exhibit “Q” and made a part hereof.

D. **Annexation Assessment.**

The Town’s Annexation Policy & Procedures Manual sets forth in Chapter 2 thereof the information to be considered in the Town’s assessment of an application for annexation.

1. **Best Interests of the Municipality.** The proposed annexation represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town’s citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use. The Town services are currently provided to development throughout the Buckwalter PUD and the Property is directly adjacent thereto and will not place additional service burden on the Town. The undeveloped portions of the property provide opportunities for future development consistent with the U.S. Highway 278 and Buckwalter corridors which serve to increase the Town’s tax base and opportunities for its citizens. Accordingly, the annexation is in the best interests of the Town.

2. **Feasibility Study and Cost/Benefit Analysis.** The proposed annexation represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use. The Owner respectfully submits that the benefits of the annexation of the Property outweigh the burdens, if any, on Town services. Those portions of the Property where commercial uses are anticipated have existing infrastructure and future development of these areas benefit the Town by enhancing the creation of a diverse and stable tax base.
3. **Guiding Principles for Assessment of Annexations.** The Owner submits that this annexation petition provides benefit to both the Town and its citizens in terms of both costs and services received. The proposed annexation represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use. The undeveloped portions of the Property provide the opportunity for development consistent with the U.S. Highway 278 corridor which provides for a stable tax base and provides additional employment and retail opportunities for residents of the Town and those in unincorporated areas of the County. With respect to the guiding principles and consideration for assessing this annexation petition the following is submitted:
 - a. *Meets the principles, policies, and procedures set forth in the Manual.* The Owner submits that the annexation petition represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use;
 - b. *Annexation of the property is in the best interest of the Town and its citizens.* The Owner submits that the annexation petition is in the best interests of the Town and its citizens as it represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use;
 - c. *Contiguity to the Town of Bluffton Municipal Boundary.* The Property is continuous with the Town's municipal boundary as it is adjacent to the Buckwalter PUD which is within the municipal limits of the Town;
 - d. *Avoids creating new enclaves (or donut holes) in the Town's municipal boundaries.* The Owner submits that this annexation petition expands the municipal limits of the Town but does not create a new enclave as the municipal limits of the Town currently extend along the south side of the U.S. Highway 278 right of way adjacent to the Property and there are areas along the U.S. Highway 278 right of way where the municipal boundaries

of the Town extend across to the north side of the U.S. Highway 278 right of way;

- e. Consistency with the recommendations of the Town of Bluffton's Comprehensive Plan including the Future Annexation Map. The Property is located outside of the areas of future Town growth shown on the Town's Future Annexation Area Map¹⁹. This Application seeks to amend the Comprehensive Plan by an amendment to the Town's Future Annexation Area Map;
- f. Appropriateness of requested zoning district(s), land use regulations, development standards and environmental regulations. The Owner submits that the annexation petition meets this guiding principle as the requested zoning district is consistent with the densities and uses along the U.S. Highway 278 corridor;
- g. Consideration of the costs, benefits and estimated revenues for a proposed annexation before action is taken on the petition. The Owner submits that the annexation petition represents the addition of a parcel of real property the majority of which is already developed with institutional and civic uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use;
- h. Annexation will not create a tax burden or measurably reduce the level of service(s) provided to existing citizens and property owners. The Owner submits that the annexation petition represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use;
- i. Fiscal impact of providing municipal services. The Owner submits that the impact, if any, of providing municipal services to the Property will be negligible;
- j. Consideration of the annexation area's existing condition of utilities, transportation, infrastructure and future needs for expansion improvements. The Owner submits that these considerations are inapplicable to this annexation petition. The utilities and transportation infrastructure are new and in excellent condition and to the extent there is need in the future for improvement or expansion those will be costs paid by the Owner or successors in title and not the Town. The need for new roads is not anticipated;
- k. Full impact that annexation will have on law enforcement. The Owner submits that this annexation petition and the Project do not result in an increased burden on law enforcement as the annexation petition represents the addition of a church and school campus which are historically not

¹⁹ See Future Annexation Area map (Map 8.1) of the Comprehensive Plan attached hereto as Exhibit "E" and made a part hereof.

substantive users of such services. Further, the land to the south of the Property and the opposite side of the U.S. Highway 278 is within the municipal limits of the Town and are served by Town law enforcement;

- l. Demonstrates potential for the diversification of the economic base and job opportunities. The Owner submits that the annexation petition while modestly expanding the Town's economic base and opportunities for employment does little to diversify the Town's economic base;
- m. Consideration and utilization of Development Agreements for the proposed annexation area when applicable. The Owner has submitted an amendment to the Buckwalter Development Agreement;
- n. Petitioners understanding of all potential costs/benefits associated with annexation. The petitioner and the Owner understand the costs and benefits associated with the annexation and respectfully request approval; and
- o. Input provided by the public and affected agencies during the review process. The Owner welcomes input from the public and affected agencies and looks forward to working with them during the review process.

E. **Current And Proposed Density And Use.**

The current zoning is C3 Neighborhood Mixed Use (C3NMU). Land uses in the C3NMU District include public and private schools, meeting facilities and places of worship as well as other uses consistent with the proposed use. The proposed zoning district is Buckwalter PUD and the land uses proposed are as set forth in Section B.8 of this Application Narrative.

II. **REZONING CRITERIA.**

- A. **Applicability.** The current existing land use for the Property is C3 Neighborhood Mixed Use (C3NMU). Section 3.4.2 of the UDO requires that any rezoning "be based upon the recommended future land use category for the property as shown on the future land use map in the Town of Bluffton Comprehensive Plan". The future land use map in the Town's Comprehensive Plan (the "Comprehensive Plan") does not include the Property and therefore this Application also requests an amendment to the Comprehensive Plan²⁰. The Property adjacent across U.S. Highway 278 from the Property is within the Town and zoned Buckwalter PUD and is assigned a variety of uses and densities consistent with Buckwalter PUD. The Owner submits that it is appropriate to designate the Property with a new Planning Area and assign it development rights consistent with its acreage as existing development and land uses and density consistent with other Planning Areas in the Concept Plan and Buckwalter PUD.
- B. **Application Review Criteria.** Section 3.4.3 of the UDO sets forth the review criteria for consideration by the Town's Planning Commission and Town Council when reviewing an

²⁰ See Comprehensive Plan, Map 8.3, Future Land Use map attached hereto as Exhibit "E-1" and made a part hereof.

application for a Zoning Map Amendment. The Owner proposes that this Application satisfies or exceeds the requirements for a Zoning Map Amendment as set forth below.

1. **Consistency with the Comprehensive Plan.**

- a. Population Vision. *The Population Vision of the Comprehensive Plan acknowledges and accepts the Town's diverse population and strives to offer a high quality of life for all residents, visitors and workers.*²¹ The proposed Zoning Map Amendment is consistent with the Population Vision as it provides institutional and educational services to support the existing and future population of the Town.²² Furthermore, it is consistent with and furthers efforts to fulfill the goal to prepare for the minimum two-fold increase growth of the Town's permanent residents with the addition of these institutional and educational uses as well as provide the opportunity for future retail opportunities and services.²³ The proposed Zoning Map Amendment is therefore the Population Vision of the Comprehensive Plan.
- b. Cultural Resources Vision. *The Cultural Resources Vision of the Comprehensive Plan instructs the Town to strive to maintain a sense of community, diversity and individuality by preserving cultural resources.*²⁴ The proposed amendment furthers the Culture Resources vision of the Comprehensive Plan since the Property is primarily developed as a church and school campus both of which serve to maintain a sense of community, diversity and individuality.
- c. Natural Resources Vision. *The Natural Resources Vision of the Comprehensive Plan instructs the Town to inventory and protect critical resources in a manner which sustains the vitality, function, and beauty of Bluffton's natural heritage.*²⁵ The Owner is seeking to amend the Official Zoning Map to include the Property in the Buckwalter PUD as a new Planning Area with uses and density reflecting the existing development on the Property and consistent with other Planning Areas in the Concept Plan and other developed areas within the municipal limits of the Town along the U.S. Highway 278 corridor. The Owner submits that the proposed amendment seeks to add land which is already primarily developed consistent with uses available in the Buckwalter PUD district and are well-planned and developed in conformance with the design standards similar to the Town including modern storm water management facilities. Accordingly, the Application is consistent with the Natural Resources vision of the Comprehensive Plan.
- d. Housing Vision. *The Housing Vision of the Comprehensive Plan seeks to ensure that every resident has decent, safe and affordable housing.*²⁶ The

²¹ See Chapter 2, Page 2-1, December 9, 2014 Comprehensive Plan.

²² See Section 2.1 Population Needs and Goals Chart, Page 2-6, December 9, 2014 Comprehensive Plan.

²³ See Section 2.3 Population Projections Chart, Page 2-14, December 9, 2014 Comprehensive Plan.

²⁴ See Chapter 3, Page 3-1, December 9, 2014 Comprehensive Plan.

²⁵ See Chapter 4, Page 4-1, December 9, 2014 Comprehensive Plan.

²⁶ See Chapter 5, Page 5-1, December 9, 2014 Comprehensive Plan.

Owner's proposed Zoning Map Amendment supports the Housing Vision as it provides existing, modern and safe institutional and educational services to support the existing and future population of the Town. The development currently existing on the Property, while not in itself housing, supports the vision overall by serving to attract new residents and business by making available quality institutional and educational services to support the existing and future population of the Town and its residents and guests, and therefore is consistent with the Housing Vision of the Comprehensive Plan.

- e. Economic Development Vision. *The Economic Development Vision of the Comprehensive Plan instructs the Town to strive to create a vital, diverse and sustainable local economy that enhances Bluffton's community resources: human, natural and economic.*²⁷ The Economic Development Vision of the Comprehensive Plan recognizes the need to ensure a balanced local economy through revisions to zoning and land use regulations.²⁸ The Owner's proposed Zoning Map Amendment provides residents and guests of the Town and the greater Bluffton area with institutional and educational opportunities and potential development opportunities of business uses available in the Buckwalter PUD district and therefore serves the goals set forth in the Economic Development Vision²⁹. All of which serve to enhance the Town's human, natural and economic resources and contributes to a stable tax base. Accordingly, the proposed additional use category is consistent with the Economic Development Vision of the Comprehensive Plan.
- f. Community Facilities Vision. *The Community Facilities Vision of the Comprehensive Plan encourages the Town to provide efficient and reliable facilities and services for the residents and visitors of the Town of Bluffton and to meet level of service standards to ensure a high quality of life.*³⁰ The approval of this Application supports the Community Facilities Vision as it adds additional religious and educational opportunities for residents and visitors to the Town which serve to enhance the quality of life in the Town. Additionally, most of the Property is already developed and the infrastructure including roadways, sanitary sewer, solid waste, drainage, potable water, electricity, telephone and cable, is already in place. The Owner's proposed Zoning Map Amendment therefore supports and is consistent with the Community Facilities Vision of the Comprehensive Plan, as it adds the opportunity for expanded religious and educational opportunities for residents and visitors of the Town without adding additional unplanned burdens on community facilities.
- g. Land Use Vision. *The Land Use Vision of the Comprehensive Plan encourages the Town to plan for a balance of land uses that ensure a high quality of life, business opportunity, environmentally protected areas and*

²⁷ See Chapter 6, December 9, 2014 Comprehensive Plan, Page 6-1.

²⁸ See Section 6.3 Local Economy, December 9, 2014 Comprehensive Plan, Page 6-9.

²⁹ See Section 6.6, Economic Development and Diversification Needs and Goals Chart, Page 6-23, December 9, 2014 Comprehensive Plan.

³⁰ See Chapter 7, December 9, 2014 Comprehensive Plan, Page 2-1.

*proposed placement of residential uses.*³¹ The Owner's proposed Zoning Map Amendment provides residents and guests of the Town and the greater Bluffton area with additional institutional and educational opportunities and potential development opportunities of business uses available in the Buckwalter PUD district. The Owner's use of the Property is supported by the existing infrastructure and does not adversely impact or create unplanned burdens on the natural environment or existing infrastructure, and is consistent with the Land Use Vision of the Comprehensive Plan.³²

h. Transportation Vision. *The Transportation Vision of the Comprehensive Plan seeks to plan an efficient, adequate and safe transportation network for all users, including motorists, cyclists and pedestrians.*³³ The Owner's proposed use is consistent with and supports the Transportation Vision of the Comprehensive Plan. Access and road infrastructure for the Property is already constructed and no additions are contemplated. The rezoning of the Property to the Buckwalter PUD district proposed by the Owner has no negative impact on the Town's transportation system, and is consistent with the Transportation Vision of the Comprehensive Plan.

i. Priority Investment Act Vision. *The Priority Investment Act Vision of the Comprehensive Plan encourages the shared commitment with neighboring jurisdictions and agencies to work together to plan and construct the public infrastructure needed by the residents of Bluffton and Beaufort County.*³⁴ The adoption of an Official Map is identified as a tool to implement the Comprehensive Plan by identifying property for future rights of way and other public uses and restricting the development on such property once such areas are identified.³⁵ The Property is located on the north side of the U.S. Highway 278 right of way and is well served by existing connections. Accordingly, the Owner's proposed Zoning Map Amendment does not negatively implicate the Priority Investment Act Vision and is therefore consistent with the Comprehensive Plan.

2. **Compatibility of the site's physical, geological, hydrological and other environmental features to support the breadth and intensity of uses that could be developed in the proposed zoning district.** The proposed annexation and Zoning Map Amendment adds the Property to the Buckwalter PUD creates a new Planning Area under the Concept Plan and authorizes use and density on the Property with storm water facilities and infrastructure already developed consistent with current standards. The Owner submits that the physical, geological, hydrological and other environmental features of Property have largely already been reviewed, planned, designed and approved and any remaining development will not overburden nor negatively impact the physical, hydrological or other environmental features of the Property.

³¹ See Chapter 8, December 9, 2014 Comprehensive Plan, Page 8-1.

³² See Land Use Table, Goals and Implementation Steps, Section 8.2, Page 8-22.

³³ See Chapter 9, December 9, 2014 Comprehensive Plan, Page 9-1.

³⁴ See Chapter 10, December 9, 2014 Comprehensive Plan, Page 10-1.

³⁵ See Section 10.2 Official Map, December 9, 2014 Comprehensive Plan, Page 10-5.

3. **Compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning districts.** Compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning districts in terms of suitability of location, impacts on the environment, noise, density, nature of use, traffic impacts, aesthetics, ability to develop adjacent properties under existing zoning, and potential influence on property values.
- a. Compatibility with surrounding uses and zoning districts – location. Adjacent to the Property to the west is the Berkeley Hall PUD, a private residential club community, to the northeast by the Eagle's Pointe private residential community and golf course, to the east by the Bluffton Township Fire Station # 35 and to the south across U.S. Highway 278 the Buckwalter PUD. Institutional and educational uses adjacent to these developments and facilities as well as Buckwalter PUD uses are compatible to the adjacent use as those uses are all existing uses in the Buckwalter PUD. Accordingly, the Owner submits that the Zoning Map Amendment is compatible with surrounding uses and zoning districts.
 - b. Compatibility with surrounding uses and zoning districts – impacts on the environment. Much of the Property is already developed with institutional uses and the impacts on natural resources and the existing natural environment have been considered, planned and already approved. Accordingly, the Owner submits that the Zoning Map Amendment essentially will not result in new or unplanned impacts to the natural resources and existing natural environment of the surrounding uses or zoning districts.
 - c. Compatibility with surrounding uses and zoning districts – noise. Much of the Property is already developed with institutional uses including a church and elementary school campus. The Owner submits that the Zoning Map Amendment will not result in new or unplanned noise impacts or create the type or level of noise beyond that created by the uses currently allowed in the Buckwalter PUD.
 - d. Compatibility with surrounding uses and zoning districts – density. Much of the Property is already developed with institutional uses including a church and elementary school campus. The density requested is consistent with the uses, density and development along the U.S. Highway 278 corridor and those within the Buckwalter PUD.
 - e. Compatibility with surrounding uses and zoning districts – nature of use. Much of the Property is already developed with institutional uses including a church and elementary school campus both being less intense use than other uses available in the Buckwalter PUD and therefore is compatible with surrounding uses and zoning districts.
 - f. Compatibility with surrounding uses and zoning districts – traffic impacts. The Property is served by two signalized intersections providing ingress and egress to U.S. Highway 278. No other public rights of way are nearby and no further connections are contemplated. Much of the Property is already developed with institutional uses including a church and elementary school campus and traffic impacts have already been

addressed. To the extent other development is proposed, it will be required to comply with applicable traffic and trip generation requirements. The Application therefore is compatible with surrounding uses and zoning districts.

- g. Compatibility with surrounding uses and zoning districts – aesthetics. Much of the Property is already developed with institutional uses including a church and elementary school campus and design and aesthetics have already been considered and addressed. The Owner submits the aesthetics of the existing development on the Property is compatible with surrounding uses and zoning districts and future development, if any will be subject to the design standards of the UDO.
 - h. Compatibility with surrounding uses and zoning districts – ability to develop adjacent properties under existing zoning. The Owner submits that the annexation of the Property into the Town and the zoning map amendment has no adverse impact on the development of adjacent properties as they may continue to be developed as provided in applicable ordinances and or master plans.
 - i. Compatibility with surrounding uses and zoning districts – potential influence on property values. The Owner submits that the annexation of the Property into the Town and the zoning map amendment likely will have little or no influence or impact on property values of surrounding properties.
4. **Compatibility of public infrastructure and services to sufficiently accommodate all potential uses allowed in the proposed district.** Compatibility of public infrastructure and services to sufficiently accommodate all potential uses allowed in the proposed district without compromising the public health, safety and welfare of the Town. The Property has direct access to U.S. Highway 278 a major arterial with excellent connections to the Buckwalter Parkway, the Bluffton Parkway, South Carolina Highway 46 and beyond. The Property has all necessary and readily available utilities access and storm water drainage facilities suitable for the existing use and those contemplated by this Application³⁶. Accordingly, there is no adverse impact on the public facilities and services contemplated to serve the Property.
5. **Public need for the potential uses permitted in the requested zoning district.** The Property is primarily developed as a church and school campus providing services and support to the current and future residents of the Town and the Owner believes currently and will in the future serve a public need.

III. **AMENDMENT TO DEVELOPMENT AGREEMENT AND CONCEPT PLAN.**

- A. **Applicability.** Adjacent to the South of the Property across the U.S. Highway 278 right of way, is the Buckwalter PUD which is located within the municipal limits of the Town. Section 3.9 of the UDO requires that “if any of the property subject to a PUD Master Plan application is not zoned PUD at the time of submittal, the application shall be submitted

³⁶ See applicable utility intent to serve letters attached hereto as Exhibit “L” and made a part hereof.

concurrently with a Zoning Map Amendment application requesting approval of a PUD Zoning for the subject property.” The property is not currently zoned PUD and therefore this Application also requests an amendment of the Buckwalter PUD including amending the Development Agreement and Concept Plan for the Buckwalter Tract (“**Concept Plan Amendment**”). The Owner submits that it is appropriate to zone the Property Buckwalter PUD and assign the Property the uses and density of the Buckwalter PUD.

1. **Consistency with the Comprehensive Plan.**

- a. **Population Vision.** *The Population Vision of the Comprehensive Plan acknowledges and accepts the Town’s diverse population and strives to offer a high quality of life for all residents, visitors and workers.*³⁷ The proposed Concept Plan Amendment is consistent with the Population Vision as it provides institutional and educational services to support existing and future population of the Town located in the Buckwalter PUD.³⁸ Furthermore, it is consistent with and furthers efforts to fulfill the goal to prepare for the minimum two-fold increase growth of the Town’s permanent residents with the addition of these institutional and educational uses as well as provide the opportunity for future retail opportunities and services.³⁹ The proposed Concept Plan Amendment is therefore consistent with the Population Vision of the Comprehensive Plan.
- b. **Cultural Resources Vision.** *The Cultural Resources Vision of the Comprehensive Plan instructs the Town to strive to maintain a sense of community, diversity and individuality by preserving cultural resources.*⁴⁰ The proposed amendment furthers the Culture Resources vision of the Comprehensive Plan since a large part of the Property is already developed as a church and school campus both of which serve to maintain a sense of community, diversity and individuality for the citizens of the Town and its surrounds.
- c. **Natural Resources Vision.** *The Natural Resources Vision of the Comprehensive Plan instructs the Town to inventory and protect critical resources in a manner which sustains the vitality, function, and beauty of Bluffton’s natural heritage.*⁴¹ The Owner is seeking to amend the Concept Plan to authorize use of the Property for Buckwalter PUD uses consistent with existing development on the Property as well as that of other areas within the municipal limits of the Town along the U.S. Highway 278 corridor and in the Buckwalter PUD. The Owner submits that the proposed amendment seeks to add land which is already primarily developed consistent with uses available in the Buckwalter PUD district and are well-planned and developed in conformance with the design standards similar to the Town including modern storm water management

³⁷ See Chapter 2, Page 2-1, December 9, 2014 Comprehensive Plan.

³⁸ See Section 2.1, Population Needs and Goals Chart, Page 2-6, December 9, 2014 Comprehensive Plan.

³⁹ See Section 2.3 Population Projections Chart, Page 2-14, December 9, 2014 Comprehensive Plan.

⁴⁰ See Chapter 3, Page 3-1, December 9, 2014 Comprehensive Plan.

⁴¹ See Chapter 4, Page 4-1, December 9, 2014 Comprehensive Plan.

facilities. Accordingly, the Application is consistent with the Natural Resources vision of the Comprehensive Plan.

- d. Housing Vision. *The Housing Vision of the Comprehensive Plan seeks to ensure that every resident has decent, safe and affordable housing.*⁴² The Owner's proposed Concept Plan Amendment supports the Housing Vision as it provides existing, modern and safe institutional and educational services to support the existing and future population of the Town. The development currently existing on the Property, while not in itself housing, supports the vision overall by serving to attract new residents and business by making available quality institutional and educational services to support the existing and future population of the Town and its residents and guests. Therefore the Application is consistent with the Housing Vision of the Comprehensive Plan.
- e. Economic Development Vision. *The Economic Development Vision of the Comprehensive Plan instructs the Town to strive to create a vital, diverse and sustainable local economy that enhances Bluffton's community resources: human, natural and economic.*⁴³ The Economic Development Vision of the Comprehensive Plan recognizes the need to ensure a balanced local economy through revisions to zoning and land use regulations.⁴⁴ The Owner's proposed Concept Plan Amendment provides residents and guests of the Town and the greater Bluffton area with institutional and educational opportunities and potential development opportunities of business uses available in the Buckwalter PUD district and therefore serves the goals set forth in the Economic Development Vision⁴⁵. All of which serve to enhance the Town's human, natural and economic resources and contributes to a stable tax base. Accordingly, the proposed additional use category is consistent with the Economic Development Vision of the Comprehensive Plan.
- f. Community Facilities Vision. *The Community Facilities Vision of the Comprehensive Plan encourages the Town to provide efficient and reliable facilities and services for the residents and visitors of the Town of Bluffton and to meet level of service standards to ensure a high quality of life.*⁴⁶ The approval of this Application supports the Community Facilities Vision as it adds additional religious and educational opportunities for residents and visitors to the Town which serve to enhance the quality of life in the Town. Additionally, much of the Property is already developed and the infrastructure including roadways, sanitary sewer, storm water, drainage, potable water, electricity, telephone and cable, is already in place. The Owner's proposed Concept Plan Amendment therefore supports and is consistent with the Community Facilities Vision of the Comprehensive Plan, as it adds the opportunity for expanded religious and

⁴² See Chapter 5, Page 5-1, December 9, 2014 Comprehensive Plan.

⁴³ See Chapter 6, December 9, 2014 Comprehensive Plan, Page 6-1.

⁴⁴ See Section 6.3 Local Economy, December 9, 2014 Comprehensive Plan, Page 6-9.

⁴⁵ See Section 6.6, Economic Development and Diversification Needs and Goals Chart, Page 6-23, December 9, 2014 Comprehensive Plan.

⁴⁶ See Chapter 7, December 9, 2014 Comprehensive Plan, Page 2-1.

educational opportunities for residents and visitors of the Town without adding additional unplanned burdens on community facilities.

- g. Land Use Vision. *The Land Use Vision of the Comprehensive Plan encourages the Town to plan for a balance of land uses that ensure a high quality of life, business opportunity, environmentally protected areas and proposed placement of residential uses.*⁴⁷ The Owner's proposed Concept Plan Amendment provides residents and guests of the Town and the greater Bluffton area with additional institutional and educational opportunities and potential development opportunities of business uses available in the Buckwalter PUD district. The Owner's use of the Property is supported by the existing infrastructure and does not adversely impact or create unplanned burdens on the natural environment or existing infrastructure, and is consistent with the Land Use Vision of the Comprehensive Plan.⁴⁸
- h. Transportation Vision. *The Transportation Vision of the Comprehensive Plan seeks to plan an efficient, adequate and safe transportation network for all users, including motorists, cyclists and pedestrians.*⁴⁹ The Owner's proposed use is consistent with and supports the Transportation Vision of the Comprehensive Plan. Access and road infrastructure for the Property is already constructed and no additions are contemplated. The addition of the Property to the Buckwalter PUD proposed by the Owner has no negative impact on the Town's transportation system, and is therefore consistent with the Transportation Vision of the Comprehensive Plan.
- i. Priority Investment Act Vision. *The Priority Investment Act Vision of the Comprehensive Plan encourages the shared commitment with neighboring jurisdictions and agencies to work together to plan and construct the public infrastructure needed by the residents of Bluffton and Beaufort County.*⁵⁰ The adoption of an Official Map is identified as a tool to implement the Comprehensive Plan by identifying property for future rights of way and other public uses and restricting the development on such property once such areas are identified.⁵¹ The Property is located on the north side of the U.S. Highway 278 right of way and is well served by two (2) signaling existing connections to that right of way. U.S. Highway 278 is a main arterial through southern Beaufort County and the Town and well serves residents and guests in the Town. Accordingly, the Owner's proposed Concept Plan Amendment does not negatively implicate the Priority Investment Act Vision and is therefore consistent with the Comprehensive Plan.

- 2. **Consistency with the intent of the Planned Unit Development Zoning District.** Section 4.2.13 of the UDO describes the purpose of the PUD district as one to "achieve the objectives of the Town of Bluffton *Comprehensive Plan* and to allow flexibility in development than could otherwise be achieved through strict

⁴⁷ See Chapter 8, December 9, 2014 Comprehensive Plan, Page 8-1.

⁴⁸ See Land Use Table, Goals and Implementation Steps, Section 8.2, Page 8-22.

⁴⁹ See Chapter 9, December 9, 2014 Comprehensive Plan, Page 9-1.

⁵⁰ See Chapter 10, December 9, 2014 Comprehensive Plan, Page 10-1.

⁵¹ See Section 10.2 Official Map, December 9, 2014 Comprehensive Plan, Page 10-5.

application of this Ordinance.” The Owner submits that the Concept Plan amendment will achieve this flexibility and will result in achieving the purpose of the PUD which is to “improve[] design, character and quality of walkable mixed-use developments and preserve natural and scenic features of open spaces.”⁵²

- a. Eligibility. The Owner submits that the Concept Plan Amendment meets the required eligibility criteria as outlined below.
 - i. Preservation of Significant Natural and Historic Features. The Owner submits that the addition of the Property to the Buckwalter PUD does not alter or diminish the existing preservation and enhancement natural and historic features of the Buckwalter PUD.
 - ii. Preservation of Usable Open Space. The Owner submits that the addition of the Property to the Buckwalter PUD will not alter or diminish the existing preservation of usable open space. The addition of the Property adds usable open space to the Buckwalter PUD.
 - iii. Incorporation of a Complementary Mixture of Uses. The Owner submits that the addition of the Property in the Buckwalter PUD will complement the current mixture of uses in the Buckwalter PUD because of the educational, church and institutional uses existing and proposed for the Property.
 - iv. Inclusion of Creative Design of as Nonconforming Site. The Owner submits that the Property is in conformance with the Ordinance and the inclusion of the Property in the Buckwalter PUD will maintain compliance with the Ordinance.
 - v. Economic Development. The Owner submits that the inclusion of the Property in the Buckwalter PUD will provide economic development consistent with the Comprehensive Plan as outlined in Section II.B.e of this Application.
- b. Public Services. The Owner submits that the inclusion of the Property in the Buckwalter PUD will not impact the Buckwalter PUD’s ability to be served by adequate public services. In fact, the inclusion of the Property will add to the public services offered through the addition of the elementary school and church campuses.
- c. Allowed Uses. The Owner submits that the land uses proposed on the Property are consistent with the uses established in Section 4.3 of the UDO and have been specifically defined and submitted and described in this Application Narrative and as shown on the Table of Comparative Land Uses in Exhibit “K” attached hereto and made a part hereof.

⁵² See Section 4.2.13, Planned Unit Development, Town of Bluffton Unified Development Ordinance

- d. Affordable Housing. The Owner submits that the addition of the Property to the Buckwalter PUD will not impact the existing affordable and workforce housing located within the Buckwalter PUD.
 - e. Dimensional Requirements. The Owner submits that inclusion of the Property in the Buckwalter PUD will not cause deviations from the current standards for dimensional requirements.
3. **Consistency with Development and Concept Plan.** The proposed Concept Plan Amendment is consistent with the Development Agreement and Concept Plan for Buckwalter PUD. The Town and Branigar Organization, Inc. executed and approved a Development Agreement (“Development Agreement”), dated April 19, 2000, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract. Concurrently with the execution of the Development Agreement, the Town of Bluffton annexed Buckwalter Tract into the Town boundaries and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan for Buckwalter Tract, adopted April 19, 2000. Subsequent to the execution and approval of the Development Agreement and Concept Plan, the Town Approved eleven (11) Amendments to the Buckwalter Development Agreement and Concept Plan. The Owner submits that the annexation of the Property into the Buckwalter PUD is consistent with the Development Agreement and Concept Plan for Buckwalter PUD and therefore submits an Amendment to Development Agreement and Concept Plan - Buckwalter Tract attached hereto as Exhibit “R” and made a part hereof.
4. **Compatibility of Proposed Land Uses, Densities, Traffic Circulation, Environmental Features and Design with Adjacent Land Uses as well as Character of Surrounding Area.**
- a. Land Uses. Adjacent to the south of the Property across U.S. Highway 278 right of way is the Buckwalter PUD. Adjacent to the Property to the west and north is the Berkeley Hall PUD, a private residential community, to the northeast the Eagle’s Pointe golf course and to the east by the Bluffton Township Fire station #35. The Property is therefore contiguous with the Town. Institutional and educational uses adjacent to these developments and facilities as well as the proposed uses are consistent with the uses already existing in the Buckwalter PUD and are derived from uses allowed in the Town and specifically within the Buckwalter PUD.
 - b. Density. Much of the Property is already developed with institutional uses including a church and elementary school campus. Further, the proposed density is consistent with that provided in the Buckwalter PUD, Development Agreement and Concept Plan and therefore the proposed density of the Property is compatible with the density and development along U.S. Highway 278 within the municipal limits of the Town and that along the Buckwalter PUD.
 - c. Traffic Circulation. The Property is served by two signalized intersections providing ingress and egress to U.S. Highway 278. No other public rights

of way are nearby. Much of the Property is already developed and traffic impacts have already been addressed. To the extent other development is proposed, it will be required to comply with the applicable traffic requirements. The Owner submits that the annexation of the Property into the Buckwalter PUD is compatible with the use of adjacent lands.

- d. Environmental Features. Much of the Property is already developed with institutional uses and the impacts on natural resources and the existing natural environment have been considered, planned and already approved. Accordingly, the Owner submits that the Concept Plan Amendment will not result in any new or unplanned impacts to the natural resources and existing environmental features of the surrounding areas.
 - e. Character of Surrounding Areas. Much of the Property is already developed with institutional uses including a church and elementary school campus and design, aesthetics and character have already been considered and addressed. The proposed zoning for the Property is Buckwalter PUD and that zoning is adjacent to the Property. The Owner submits the design, aesthetics, and character of the existing development on the Property is compatible with surrounding areas.
5. Ability to be served by adequate public services. The Property has direct access to U.S. Highway 278, a major arterial with excellent connections to the Buckwalter Parkway, the Bluffton Parkway, South Carolina Highway 46 and beyond. The Property has all necessary and readily available utilities and storm water drainage facilities that are suitable for the existing use and those available in the Buckwalter PUD. Furthermore, much of the Property is already developed with a church and elementary school and will therefore enhance public services available to the balance of the Property and Buckwalter PUD.
 6. Demonstration of innovative site planning techniques that improve upon the standards in other allowable Town of Bluffton zoning districts with the purpose of enhancing the Town of Bluffton's health, safety and welfare. Much of the Property is already developed with institutional uses including a church and elementary school campus. The annexation of the Property into the Buckwalter PUD will ensure that the balance of the Property is developed as is the surrounding Buckwalter PUD and will not negatively impact the Town of Bluffton's health, safety and welfare.
 7. Ability of the site to sufficiently accommodate the densities and land use intensities of the proposed development. Much of the Property is already developed with institutional uses including a church and elementary school campus. The existing development on the Property accommodates the density of the existing development. The density requested is consistent with density and development along the U.S. Highway 278 corridor within the municipal limits of the Town and along the Buckwalter Parkway and Buckwalter PUD as that property is currently zoned Buckwalter PUD.
 8. Conformance with adopted or accepted plans, policies, and practices of the Town of Bluffton. Much of the Property is already developed with institutional uses in conformance with policies and practices of the Town of Bluffton. For a

discussion of compatibility with the Town of Bluffton Comprehensive Plan please refer to Section III.A.1 of this Application.

9. **Compliance with applicable requirements in the Application Manual.** The Owner submits that this Application is compliant with the applicable requirements of the Town's Applications Manual.

IV. **AMENDMENT TO THE COMPREHENSIVE PLAN CRITERIA.**

This Application proposes two changes to the Comprehensive Plan Maps – the Future Annexation Area Map and the Future Land Use Map (sometimes herein collectively the “**Maps**”). Importantly, the Future Annexation Area Map does not include the Property as no future annexations are shown on the map north of U.S. 278 in the area of the Property. This makes sense as Property surrounded by residential planned communities which are classified as PUDs in the County Code. However, many of the commercial and mixed use areas north of the U.S. Highway 278 corridor are within municipal boundaries of the Town through prior annexations. Those areas, specifically Belfair Town Centre, are also surrounded by private planned residential communities. The change to the Future Annexation Area Map to include the Property is consistent with areas similarly situated and already annexed into the Town.

Similarly, the requested amendment to the Future Land Use Map of the Comprehensive Plan is an appropriate amendment as it is reflective of other annexations and development in the Town along the north side of U.S. 278 right of way.

A. **Consistency with the intent and overall policies of the Comprehensive Plan.**

The Application is consistent with the intent and policies of the Comprehensive Plan as it assists to ensure the Town remains a highly desirable community in which to live, work and visit. The annexation and rezoning contemplated in the Application enhances the quality of life in the community by providing successfully operating civic and institutional facilities, as well as providing opportunity for new commercial development of the type in terms of use and density already existing in the Buckwalter PUD. Development of the remaining portions of the Property will contribute to a diversified tax base to support desired Town facilities and services while ensuring reasonable tax rates for Town citizens.

B. **Consistency with demographics changes, prevailing economic trends and/or newly recognized best planning practices that would deem the proposed amendment necessary and proper for the advancement of the Town of Bluffton's goals.**

The Application is consistent with the Comprehensive Plan's desire to remain consistent with demographic changes. The Town population continues to grow and the Application provides additional religious worship educational choices and business opportunities for citizens of the Town.

C. **If applicable, the ability of public infrastructure and services to sufficiently accommodate the requested amendment to the Comprehensive Plan.**

No changes to public infrastructure or services are requested or required to accommodate the amendment.

D. **Appropriate and efficient use of public funds, the future growth, development and redevelopment of its area of jurisdiction and consideration of the fiscal impact on property owners.**

The proposed amendments to the Maps represents appropriate and efficient use of the public funds as they bring in property in an area which requires no new infrastructure and little expenditure of public funds beyond police and administrative services. The institutional uses already existing on the Property add both worship and educational opportunities for residents of the Town, both uses which require little, if any, public funds. The area of the Property which may be developed for commercial uses will generate revenue for the Town helping to achieve the Comprehensive Plan purpose of creating a stable tax base. The Map amendments do not create negatively fiscal impacts on surrounding property owners as the institutional development already exists and future commercial development is consistent with other similar situated developments in the area of the Property along U.S. 278 right of way and the Buckwalter PUD.

E. **Enhancement of the health, safety, and welfare of the Town of Bluffton.**

The proposed Map amendments enhance the health, safety and welfare of the Town by providing new places of worship to residents in the Town not otherwise served by a Catholic church as well as providing new educational opportunities enhancing the religious worship and educational facilities and business opportunities in the Town.

F. **Consistency with applicable South Carolina Planning law and consideration of case law.**

The proposed Map amendments are consistent with the South Carolina Local Government Comprehensive Planning Enabling Act of 1994⁵³ and are not contrary to applicable South Carolina common law.

G. **Compliance with applicable requirements in the Applications Manual.**

The Owner submits that this Application is compliant with the applicable requirements of the Town's Applications Manual.

V. **CONCLUSION.**

- A. The Owner believes the foregoing narrative and analysis demonstrates that this Application is in conformance with the Town's Comprehensive Plan, and meets the criteria set forth in Section 3.4.3 of the UDO. Accordingly, the Owner respectfully requests that the Planning Commission and Town Council:
- B. Review this Application and the supporting documentation and any testimony which will be entered into the record.

⁵³ Section 6-29-310 et. Seq. South Carolina Code of Laws.

C. Find the following:

1. That this Application and the supporting testimony and documentation establish that the requested zoning map / text amendment is consistent with the Town's Comprehensive Plan.
2. That this Application and the supporting testimony and documentation establish the physical, geographical, hydrological and other environmental features of the Property support the breadth and intensity of the uses available in the proposed additional use category.
3. That this Application and the supporting testimony and documentation establish that the uses available in the proposed additional use category for the Property are compatible with surrounding uses and zoning districts in terms of suitability of location, impacts on the environment, noise, density, nature of use, traffic impacts, aesthetics, ability to develop adjacent properties under existing zoning and the potential influence on property values.
4. That this Application and the supporting testimony and documentation establish that the public infrastructure and services are available and capable of sufficiently accommodating the uses available in the proposed additional use category without compromising the public health, safety and welfare of the Town.
5. That this Application and the supporting testimony and documentation establish that there is a public need in the zoning district and the Town for the use proposed by the Application.
6. That this Application and the supporting testimony and documentation are in compliance with the applicable requirements in the Applications Manual.

D. Recommend approval of this Application and the rezoning of the Property to Buckwalter PUD with uses and density as set forth in the proposed Amendment to the Buckwalter Development Agreement and Concept Plan.

Respectfully submitted on behalf of the Owner this 21st day of February, 2020.

Burr & Forman LLP



Walter J. Nester, III

EXHIBIT “R” TO SUPPLEMENT

Amendment to Development Agreement and Concept Plan – Buckwalter Tract

(please see attached)

SUPPLEMENT TO ANNEXATION APPLICATION

Attached please find the Application for Annexation which is the first of a series of six (6) applications being submitted together to supplement the Application for Annexation originally filed by The Bishop of Charleston, a Corporation Sole (“**Owner**”) on July 9, 2019 and supplemented on February 21, 2020 (the “**Application**”).

Owner owns an approximate 61.036 acre parcel of real property (the “**Property**”) identified by Beaufort County Tax Map Number R600 022 000 0125 0000 and located in unincorporated Beaufort County. The Owner submits this Annexation Application requesting annexation of the Property into the Town of Bluffton (the “**Town**”) and submits together with the Application additional applications as more particularly described below.

The Property is adjacent to the Buckwalter PUD. Since annexation necessarily requires a rezoning the Owner requests that the Property be zoned Buckwalter PUD, specifically to be identified as the Saint Gregory the Great Land Use Tract. Zoning as Buckwalter PUD necessarily requires an application for a PUD Amendment. Since the Buckwalter PUD is subject to and governed by a Development Agreement, the Owner also necessarily needs to file an application for Development Agreement. Since the Buckwalter PUD has a Concept Plan, Owner also requests approval of a Concept Plan Amendment, Comprehensive Plan Amendment, and Master Plan for the Property.

Accordingly, Owner has submitted the following:

1. Completed Annexation Petition and digital files;
2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO was previously submitted. Please see Annexation Application Narrative filed with the Application on February 21, 2020;
3. Parcel Information and digital file;
4. Concurrent Applications for Zoning Map Amendment, Development Agreement Amendment, Concept Plan Amendment, Comprehensive Plan Amendment, and PUD Master Plan Application, and digital files;
5. All information required by the Annexation Application Checklist is found in the Application Narrative Supplement as more particularly described in the Annexation Application Checklist attached hereto as **Schedule “A”**; and
6. An Application Review Fee, previously submitted together with Application on July 9, 2019.

Schedule “A”
Town of Bluffton
Annexation Application Checklist

Narrative:

1. Contact Information. See Part I.B.1 on pages 3 and 4 of the Amended Application Narrative submitted with the Application February 21, 2020.
2. Agency Letter. Part I.B.2, page 4 of the Amended Application, Exhibit “H” of the Application submitted on February 21, 2020.
3. Reason for Annexation Request and Anticipated Benefits. See Part I.B., page 4 of the Amended Application Narrative submitted February 21, 2020.
4. Parcel Number and Acreage. See Part I.B.4, page 4 of the Amended Application Narrative submitted February 21, 2020.
5. Existing Structures. See Part I.B.5, page 4 of the Amended Application Narrative submitted February 21, 2020.
6. Current Special Districts. See Part I.B.6, page 4 of the Amended Application Narrative submitted February 21, 2020.
7. Current County Zoning and Land Use. See Part I.B.7, page 4 of the Amended Application Narrative submitted February 21, 2020.
8. Proposed Zoning District and Land Use. See Part I.B.8, page 4 of the Amended Application Narrative submitted February 21, 2020.
9. Current versus Proposed Zoning District and Land Use Comparison. See Part I.B.9, page 5 of the Amended Application Narrative submitted February 21, 2020.
10. Consistency with Comprehensive Plans and Maps. See Part I.B.10, page 5 of the Amended Application Narrative submitted February 21, 2020.
11. Population Estimate. See Part I.B.11, page 5 of the Amended Application Narrative submitted February 21, 2020.
12. Current Utility Providers. See Part I.B.12, page 5 of the Amended Application Narrative submitted February 21, 2020.

Parcel Information:

1. Deeds of Record. See Part I.C.1, page 5 of the Amended Application Narrative submitted February 21, 2020.
2. Plats of Record. See Part I.C.2, page 5 of the Amended Application Narrative submitted February 21, 2020.
3. Covenants, Conditions and Restrictions. See Part I.C.3, page 5 of the Amended Application Narrative submitted February 21, 2020.
4. Easements of Records. See Part I.C.4, pages 5 and 6 of the Amended Application Narrative submitted February 21, 2020.
5. Agreements of Record. See Part I.C.5, page 6 of the Amended Application Narrative submitted February 21, 2020.

6. Other Documents of Record. See Part I.C.6, page 6 of the Amended Application Narrative submitted February 21, 2020.
7. Location Map. See Part I.C.7, page 6 of the Amended Application Narrative submitted February 21, 2020.
8. Zoning Verification Letter. See Part I.C.8, page 6 of the Amended Application Narrative submitted February 21, 2020.
9. Parcel History Letter. See Part I.C.9, page 6 of the Amended Application Narrative submitted February 21, 2020.
10. Photographs. See Part I.C.10, page 6 of the Amended Application Narrative submitted February 21, 2020.



**TOWN OF BLUFFTON
ANNEXATION APPLICATION**

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843) 706-4622
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner
Name: Walter J. Nester, III		Name: The Bishop of Charleston, a Corporation Sole
Phone: 843-815-2171		Phone: 843-261-0523
Mailing Address: 4 Clarks Summit Drive, Suite 200 Bluffton, SC 29910		Mailing Address: c/o Elaine H. Fowler, Esquire 901 Orange Grove Road Charleston, SC 29407
E-mail: wnester@burr.com		E-mail: efowler@charlestondiocese.org
Town Business License # (if applicable):		
Project Information		
Project Name: Saint Gregory The Great Catholic Church Annexation		Acreage: 62.80
Project Location: 323 Fording Island Road, Bluffton		
Existing Zoning: C3NMU		Proposed Zoning: GM
Tax Map Number(s): R600 022 000 0125 0000		
Project Description: Annexation of Saint Gregory The Great Catholic Church Campus		
Select Annexation Method (see Annexation Policy and Procedures Manual):		
<input checked="" type="checkbox"/> 100 Percent Petition and Ordinance Method <input type="checkbox"/> 75 Percent Petition and Ordinance Method <input type="checkbox"/> 25 Percent Elector Petition and Election Method		
Minimum Requirements for Submittal		
<input type="checkbox"/> 1. Completed Annexation Petition(s) and digital files. <input type="checkbox"/> 2. Project Narrative and digital file per the attached Annexation Application Checklist. <input type="checkbox"/> 3. Parcel Information and digital file per the attached Annexation Application Checklist. <input type="checkbox"/> 4. Concurrent Applications and digital files per the attached Annexation Application Checklist. <input type="checkbox"/> 5. All information required on the attached Application Checklist. <input type="checkbox"/> 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.		
Note: A Pre-Application Meeting is required prior to Application submittal.		
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.		
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.		
Property Owner Signature: By: <u>John I. Barker</u> John I. Barker, Chief Financial Officer		Date: 6/27/2019
Applicant Signature: <u>[Signature]</u>		Date: 7.9.19
For Office Use		
Application Number: <u>[Handwritten]</u>		Date Received:
Received By: <u>[Signature]</u>		Date Approved:



TOWN OF BLUFFTON ANNEXATION APPLICATION CHECKLIST

In accordance with the Town of Bluffton Annexation Policies & Procedures Manual, the following information shall be included as part of an Annexation application submitted for review. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with Town of Bluffton policies and procedures. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the Annexation Policies & Procedures Manual. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

Narrative.
1. Contact information for property owner(s), applicant, attorney and any other applicable consultant/firm.
2. If the applicant is not the property owner, a letter of agency from the property owner authorizing the applicant to act on behalf of the property owner.
3. Reason for annexation request and anticipated benefits.
4. Parcel numbers and acreage of each.
5. Existing structure(s).
6. Current Special Districts (overlay, tax, and/or conservation).
7. Current Beaufort County Zoning District(s) and Land Use(s).
8. Proposed Zoning District(s) and Land Use(s).
9. Current versus Proposed Zoning District and Land Use Comparison.
10. Consistency with the Town of Bluffton Comprehensive Plan, Future Annexation Area Map, and Future Land Use Map.
11. Estimate of current population of Annexation Area.
12. Current utility service providers.
Parcel Information.
1. Deed(s) recorded with the Beaufort County Register of Deeds.
2. Plat(s) recorded with the Beaufort County Register of Deeds.
3. Covenants and Restriction(s) recorded with the Beaufort County Register of Deeds.
4. Easement(s) recorded with the Beaufort County Register of Deeds.
5. Agreement(s) recorded with the Beaufort County Register of Deeds.
6. Any other Document(s) recorded with the Beaufort County Register of Deeds.
7. Location Map of proposed Annexation Area showing: a) Existing Structures; b) Current Beaufort County Zoning District(s); and c) Adjacent Property Owners.
8. Zoning verification letter from Beaufort County providing: a) Current Beaufort County Zoning; and b) Special Districts such as Overlays.
9. Parcel History letter from Beaufort County providing: a) Special Districts such as, but not limited to, Tax Increment Finance District, Assessment District, and Multi-County Industrial Park; b) Any application(s) submitted for the past 10 years and the current status of the application; and c) Any zoning, land development, building, or county code violation(s) for the past 10 years and the current status of the violation.
10. Photographs of: a) Existing Structures and Land Use; and b) Adjacent Property.

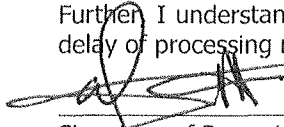



**TOWN OF BLUFFTON
ANNEXATION
APPLICATION CHECKLIST**

Concurrent Applications.	
1.	Zoning Map Amendment application and required submittal items.
2.	Other concurrent applications, as applicable: <ul style="list-style-type: none">a) Comprehensive Plan Amendment application and required submittal items;b) Development Agreement application and required submittal items;c) Concept Plan application and required submittal items; and/ord) Master Plan application and required submittal items.

**SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"**

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).



Signature of Property Owner or Authorized Agent


Printed Name

7.9.19

Date

SUPPLEMENT TO
COMPREHENSIVE PLAN AMENDMENT APPLICATION

Attached please find the Comprehensive Plan Amendment Application which is the sixth of a series of six (6) applications being submitted together to supplement the Application for Annexation originally filed by The Bishop of Charleston, a Corporation Sole (“**Owner**”) on July 9, 2019 and supplemented on February 21, 2020 (the “**Application**”).

Owner owns an approximate 61.036 acre parcel of real property (the “**Property**”) identified by Beaufort County Tax Map Number R600 022 000 0125 0000 and located in unincorporated Beaufort County. The Owner has requested the Property be annexed into the Town of Bluffton (the “**Town**”). Annexation of real property into the Town necessarily requires that the annexed property be rezoned to a Town zoning classification. Owner requests a designation of the Property with the zoning district Buckwalter PUD, specifically as the Saint Gregory the Great Land Use Tract.

As described in the Town’s Unified Development Ordinance, applications for rezoning must be in conformance with the Town’s Comprehensive Plan and if not, an application for amendment of the Comprehensive Plan is necessary. The Property is not included in the Comprehensive Plan’s Future Annexation Areas Map and accordingly also not designated with a future land use in the Comprehensive Plan’s Future Land Use Map. This application therefore seeks to amend the Comprehensive Plan’s Future Annexation Areas Map to add the Property and to amend the Comprehensive Plan’s Future Land Use Map to identify the Property with a future land use of Buckwalter PUD.



Accordingly, Owner has submitted the following:

1. Two (2) full sized copies and digital files of the maps and/or plans depicting the Property;
2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. See Section IV of the Amended Application Narrative submitted February 21, 2020; and
3. An Application Review Fee, previously submitted together with the Application July 9, 2020.



**TOWN OF BLUFFTON
COMPREHENSIVE PLAN AMENDMENT APPLICATION**

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner
Name: Walter J. Nester, III		Name: The Bishop of Charleston, a Corporation Sole
Phone: 843-815-2171		Phone: 843-261-0523
Mailing Address: 4 Clarks Summit Drive, Suite 200 Bluffton, SC 29910		Mailing Address: c/o Elaine H. Fowler, Esquire 901 Orange Grove Road Charleston, SC 29407
E-mail: wnester@burr.com		E-mail: efowler@charlestondiocese.org
Town Business License # (if applicable):		
Project Information		
Project Name: Saint Gregory The Great Catholic Church Annexation		
Project Location: 323 Fording Island Road, Bluffton		
Zoning District: GM	Acreage: 62.80	
Tax Map Number(s): R600 - 022 - 000 - 0125 - 0000 ; R600 - 022 - 000 - 1120 - 0000 R_ _ _ - _ _ _ - _ _ _ _ - _ _ _ _ ; R_ _ _ - _ _ _ - _ _ _ _ - _ _ _ _		
Project Description: Annexation of Saint Gregory The Great Catholic Church Campus		
Minimum Requirements for Submittal		
<input type="checkbox"/> 1. Two (2) full sized copies and digital files of the maps and/or plans depicting the subject property.		
<input type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.		
<input type="checkbox"/> 3. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.		
Note: A Pre-Application Meeting is required prior to Application submittal.		
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.		
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.		
Property Owner Signature:  John L. Barker, Chief Financial Officer		Date: 7/1/2019
Applicant Signature: 		Date: 7.9.19
For Office Use		
Application Number: 		Date Received:
Received By:		Date Approved:

SUPPLEMENT TO
ZONING MAP/TEXT AMENDMENT APPLICATION

Attached please find the Zoning Map/Text Amendment Application which is the second of a series of six (6) applications being submitted together to supplement the Application for Annexation originally filed by The Bishop of Charleston, a Corporation Sole (“**Owner**”) on July 9, 2019 and supplemented on February 21, 2020 (the “**Application**”).

Owner owns an approximate 61.036 acre parcel of real property (the “**Property**”) identified by Beaufort County Tax Map Number R600 022 000 0125 0000 and located in unincorporated Beaufort County. The Owner has requested the Property be annexed into the Town of Bluffton (the “**Town**”). Annexation of real property into the Town necessarily requires that the annexed property be rezoned to a Town zoning classification. Accordingly, Owner submits this Zoning Map/Text Amendment requesting a designation of the Property with the zoning district Buckwalter PUD, specifically as the Saint Gregory the Great Land Use Tract.



Accordingly, Owner has submitted the following:

1. Two (2) full sized copies and digital files of the maps and/or plans depicting the Property;
2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. Please see Section II of the Amended Application Narrative submitted February 21, 2020; and
3. An Application Review Fee, previously submitted together with the Application July 9, 2019.



TOWN OF BLUFFTON
ZONING MAP/TEXT AMENDMENT APPLICATION

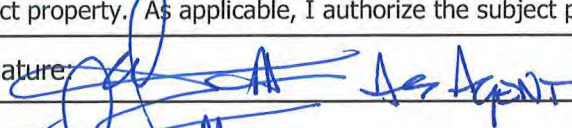

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843) 706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Walter J. Nester, III		Name: The Bishop of Charleston, a Corporation Sole	
Phone: 843-815-2171		Phone: 843-261-0523	
Mailing Address: 4 Clarks Summit Drive, Suite 200 Bluffton, SC 29910		Mailing Address: c/o Elaine H. Fowler, Esquire 901 Orange Grove Road Charleston, SC 29407	
E-mail: wnester@burr.com		E-mail: efowler@charlestandiocese.org	
Town Business License # (if applicable):			
Project Information			
Project Name: Saint Gregory The Great Catholic Church Annexation		Acreage: 62.80	
Project Location: 323 Fording Island Road, Bluffton		Comprehensive Plan Amendment <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Existing Zoning: C3NMU		Proposed Zoning: GM	
Type of Amendment: Text <input type="checkbox"/> Map <input checked="" type="checkbox"/>			
Tax Map Number(s): R600 022 000 0125 0000			
Project Description: Rezoning and amendment to future annexation area map.			
Minimum Requirements for Submittal			
<input type="checkbox"/> 1. Two (2) full sized copies and digital files of the maps and/or plans depicting the subject property.			
<input type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input type="checkbox"/> 3. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: By: 		Date: 6/27/2019	
John L. Barker, Chief Financial Officer			
Applicant Signature: 		Date: 7.9.19	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



**TOWN OF BLUFFTON
DEVELOPMENT AGREEMENT APPLICATION**

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Walter J. Nester, III		Name: The Bishop of Charleston, a Corporation sole	
Phone: 843-815-2171		Phone: 843-261-0523	
Mailing Address: 4 Clarks Summit Drive, Suite 200 Bluffton, SC 29910		Mailing Address: c/o Elaine H. Fowler, Esquire 901 Orange Grove Road Charleston, SC 29407	
E-mail: wnester@burr.com		E-mail: efowler@charlestdiocese.org	
Town Business License # (if applicable):			
Project Information			
Project Name: Saint Gregory The Great Catholic Church Annexation		<input type="checkbox"/> New	<input checked="" type="checkbox"/> Amendment
Project Location: 323 Fording Island Road, Bluffton			
Zoning District: Currently C3NMU		Acreage: 61.093	
Tax Map Number(s): R600 022 000 0125 0000, R600 022 000 1120 0000			
Project Description: Annexation of Saint Gregory The Great Catholic Church property and rezoning by amendment of Buckwalter Development Agreement, Concept Plan, Buckwalter PUD and Master Plan.			
Minimum Requirements for Submittal			
<input type="checkbox"/> 1. One (1) paper copy and digital file of the draft Development Agreement.			
<input type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input type="checkbox"/> 3. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Date: 2/18/2020	
Applicant Signature: 		Date: 2/18/2020	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

Prepared by and after recording return to:
Burr & Forman LLP
23-B Shelter Cove Lane, Suite 400
Hilton Head Island, SC 29928
(843) 785-2171

STATE OF SOUTH CAROLINA)	TWELFTH AMENDMENT TO
)	DEVELOPMENT AGREEMENT
)	AND CONCEPT PLAN -
)	BUCKWALTER TRACT -
)	SAINT GREGORY THE GREAT
COUNTY OF BEAUFORT)	PLANNING TRACT

THIS TWELFTH AMENDMENT ("**Twelfth Amendment**") to Development Agreement and Concept Plan is made and entered into this ____ day of _____, 2020 by and between the Town of Bluffton, South Carolina ("**Town**"), The Bishop of Charleston, a Corporation Sole ("**Bishop of Charleston**"), and Beaufort-Jasper Water & Sewer Authority ("**BJWSA**"), (Bishop of Charleston and BJWSA collectively "**Owner**").

WHEREAS, Town and The Branigar Organization, Inc. executed and approved a Development Agreement ("**Development Agreement**"), dated April 19, 2000, and recorded in the Office of the Register of Deeds ("**ROD**") for Beaufort County, South Carolina in Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract, originally containing approximately 5,680 acres of land, more particularly described in the Development Agreement and amendments thereto (the "**Buckwalter PUD**"); and,

WHEREAS, concurrently with the execution of the Development Agreement, the Town annexed the Buckwalter Tract and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan ("**Concept Plan**") for Buckwalter Tract, adopted April 19, 2000; and,

WHEREAS, subsequent to the execution and approval of the Development Agreement and Concept Plan, the Town approved Eleven (11) Amendments to the Buckwalter Development Agreement and Concept Plan to add additional property thereto, each hereinafter identified as follows:

1. **First Amendment.** Addition of 11.721 acres known as the Robertson Tract with additional Density to the Buckwalter Development Agreement and Concept Plan executed on June 21, 2002 and recorded in the ROD in **Book 1599** at **Page 1149**; and
2. **Second Amendment.** Addition of 43.38 acres known as the Johnson Tracts together with 55 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on February 4, 2003 and recorded in the ROD in **Book 1709** at **Page 440**; and
3. **Third Amendment.** Addition of 173.62 acres known as the Cypress Lake Tract from the Jones Estate Development Agreement and Concept Plan together with 600 Dwelling Units

and 90 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 189**; and

4. **Fourth Amendment.** Addition of 59.91 acres known as the Rose Dhu Creek Phase III Tract together with 18 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 204**; and
5. **Fifth Amendment.** Addition of 58.85 acres known as the Graves Tract together with 58.85 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on November 2, 2005 and recorded in the ROD in **Book 2305** at **Page 410**; and
6. **Sixth Amendment.** Addition of 2.687 acres known as the Jacoby Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on May 10, 2006 and recorded in the ROD in **Book 2816** at **Page 1746**; and
7. **Seventh Amendment.** Addition of 6.5 acres known as the University Investments Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on January 7, 2008 and recorded in the ROD in **Book 2671** at **Page 2250**; and
8. **Eighth Amendment.** Addition of 324 Dwelling Units through Transfer of Development Rights Permit for Buckwalter Place Initial Master Plan to the Buckwalter Development Agreement and Concept Plan executed on November 6, 2007 and recorded in the ROD in **Book 2823** at **Page 384**; and
9. **Ninth Amendment.** Addition of 163 acres known as the Willow Run Tract, together with the reallocation of Land Uses for the Northern Tract, as well as 260 Dwelling Units and 162 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Master Plan executed on February 25, 2008 and recorded in the ROD in **Book 2724** at **Page 1787**; and
10. **Tenth Amendment.** Approved certain changes in use to the 9.18 acre Robertson site, and related conditions executed on February 10, 2012 and recorded in the ROD in **Book 3119** at **Page 2458**; and
11. **Eleventh Amendment.** Approved changes in permitted use for the Buckwalter Commons Connector Tract and redesignated a portion of the Sandhill Tract as Buckwalter Commons Tract and added an additional 70 acres of Commercial Density executed on April 10, 2013 and recorded in the ROD in **Book 3231** at **Page 3176**; and

WHEREAS, Owner owns that certain 61.093 acre parcel of real property (“the **Property**”) located on the north side of U.S. Highway 278 and bounded to the east by the Bluffton Fire Department Station #35 and bounded to the west by the Berkeley Hall Club community. Said Property is more particularly described in Exhibit “A” attached hereto and made a part hereof; and

WHEREAS, said Property is adjacent to the Buckwalter PUD which is located within the municipal limits of the Town, and is therefore contiguous with the Town; and

WHEREAS, portions of the Property have been improved to include the Saint Gregory the Great Catholic Church and the Saint Gregory the Great School consisting of an existing Church building of approximately 12,000 square feet; and an existing school building with offices supporting the school and the Church consisting of approximately 27,000 square feet, a church multipurpose building of approximately 27,000 square feet, and a sewer pump station and supporting infrastructure, parking, drives and rights of way (the “**Existing Development**”); and

WHEREAS, it is now the desire and intention of the Town and Owner to enter into this Twelfth Amendment to annex the Property into the Town to be included within the Concept Plan zoning of the Buckwalter Tract, designate the Property as being a part of the Buckwalter PUD, designate the Saint Gregory the Great Land Use Tract (the “**SGG Tract**”) as an additional Planning Area, and to establish the permitted uses for said SGG Tract; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Town and Owner agree as follows:

1. **Recitals.** The above recitals are incorporated herein by this reference thereto.
2. **Amendment of Development Agreement and Concept Plan.** The Development Agreement and Concept Plan are hereby further amended to provide:
 - A. Amendment to Development Agreement. The Buckwalter Concept Plan and Development Agreement, as amended, are hereby further amended to add the Property to the legal description of the property subject to the Development Agreement as a part of the Buckwalter Tract and the Development Agreement so amended. The effect of this Twelfth Amendment is to add the Property, depicted in the Plat described on Exhibit “B” attached hereto and made a part hereof as fully and completely as if the Property was originally included in the legal description to the Development Agreement.
 - B. Amendments to Concept Plan.
 - i. Land Use Designation and Development Standards. The Property is hereby designated as being a part of the Buckwalter PUD, said tract designated hereunder as the SGG Tract as depicted on the Amended Concept Plan for Buckwalter PUD attached hereto as Exhibit “C”. Development within the 61.093 acres of the newly designated SGG Tract shall be governed by the Zoning Regulations (as defined in the Development Agreement) and by the Amended Concept Plan. Specifically, the land uses and development standards applicable to the SGG Tract shall control development within the Property with the same effect as if included in the original Concept Plan and Development Agreement. Together with this Twelfth Amendment the Town has approved a Master Plan for the SGG Tract which Master Plan is attached hereto as Exhibit “D” and made a part hereof (the “**SGG Master Plan**”).

- ii. Section 2 of the Concept Plan is further hereby amended as follows:
 - 1. Section 2.A. Introduction. Add as new tenth (10th) Planning Area the SGG Tract.
 - 2. Section 2.B. Allowed Land Uses. Add SGG Tract as a new sub-section 10, with the following allowed land uses and definitions:
 - a. Community Recreation.
 - b. Dwelling Units.
 - c. Hotel/Inn.
 - d. Institutional Civic.
 - e. Maintenance Areas.
 - f. Multifamily Residential.
 - g. Neighborhood Commercial – including specifically convenience stores and automobile service stations with up to 20 fueling stations but excluding Recreational Vehicle Parks.
 - h. Open Space.
 - i. Roads.
 - j. Setbacks and Buffers.
 - k. Siviculture.
 - l. Single Family Residential but excluding mobile homes.
 - m. Wetlands.
 - n. Utilities.
 - iii. Density. The Property is hereby added to the Buckwalter Concept Plan and designated as SGG Tract as depicted in the Amended Concept Plan attached hereto as Exhibit “C”. The Property shall have 10.30 acres of commercial density and multifamily density of up to 164 dwelling units and single family density of up to 82 dwelling units. The balance of the Property is designated as Institutional/Civic which use does not require allocations of density as such use does not count against overall commercial acreage or residential density allowed for the Buckwalter PUD except however for student housing and employee dormitories and for such use the Property is hereby designated with an additional 200 residential units.
 - iv. No Effect on Other Landowner Rights. No change which is hereby approved to the Development Agreement and Concept Plan shall have any effect whatsoever on any property or landowner rights other than the SGG Tract and Owner.
- 3. **Reaffirmation of Buckwalter Development Agreement, Concept Plan and Amendments Thereto.** The Buckwalter Development Agreement, Concept Plan and all prior amendments thereto as modified by this Twelfth Amendment are hereby ratified and reaffirmed as if set forth verbatim herein.
 - 4. **Binding Effect.** This Twelfth Amendment to the Buckwalter Development Agreement and Concept Plan shall inure to the benefit of and be binding upon the respective parties hereto, their successors and assigns.

5. **Consistency with the Comprehensive Plan.** The Town confirms that the matters contained herein are consistent with the Comprehensive Plan of the Town of Bluffton and consistent with long range planning for the Town, wetland protection, and other planning goals.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto, in and through their authorized representatives, have caused these instruments to be executed on their behalf effective the date first above written.

WITNESSES:

TOWN OF BLUFFTON,
SOUTH CAROLINA

By: _____

Its: _____

Attest: _____

SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGEMENT

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of the Town of Bluffton, South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2020.

Notary Public for South Carolina
My Commission Expires: _____

WITNESSES:

THE BISHOP OF CHARLESTON,
A CORPORATION SOLE

By: _____

Its: _____

SOUTH CAROLINA)
)
COUNTY OF _____)

ACKNOWLEDGEMENT

I, _____, Notary Public for South Carolina do hereby certify that
_____ on behalf of The Bishop of Charleston personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2020.

Notary Public for South Carolina
My Commission Expires: _____

WITNESSES:

BEAUFORT-JASPER WATER & SEWER
AUTHORITY

By: _____

Its: _____

SOUTH CAROLINA

)

)

COUNTY OF BEAUFORT

)

ACKNOWLEDGEMENT

I, _____, Notary Public for South Carolina do hereby certify that
_____ on behalf of Beaufort-Jasper Water & Sewer Authority personally appeared before
me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2020.

Notary Public for South Carolina
My Commission Expires: _____

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 63.12 acres, more or less, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on a plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion Of Tax Parcel 600-13-46 The Meggett Tract", prepared by Connor & Associates, Inc., certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, dated November 14, 1997 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 63 at Page 9.

LESS AND EXCEPT that certain 0.33 acre parcel, more or less, shown as "Area of Acquisition" on that certain Title to Real Estate date February 11, 2011 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3040 at Page 2187.

LESS AND EXCEPT those certain "Frontage Roads" more particularly shown and described in that certain Deed of Right-of-Way in favor of Beaufort County, a political subdivision of the State of South Carolina dated December 14, 2015 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3460 at Pages 1928-1931.

TMS #: R600 022 000 0125 0000

EXHIBIT "B"

Plat

EXHIBIT C

Amended Concept Plan for Buckwalter PUD

EXHIBIT “D”

SGG Tract Master Plan

BUILDING LEGEND

- EXISTING
- PROPOSED EXPANSION
- NEW BUILDING S.G.G. CAMPUS

LEGEND

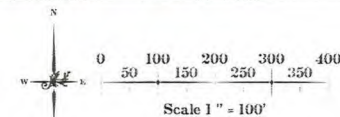
- (A) EXISTING CHURCH (+/- 12,000 S.F.)
- (B) EXISTING SCHOOL (+/- 27,000 S.F.)
- (C) RESSURECTION GARDEN
- (D) EXISTING PARKING (+/- 530 SPACES)
- (E) STORMWATER POND
- (F) FUTURE DEVELOPMENT/ PARKING EXPANSION
- (G) PARISH LIFE CENTER
- (H) COURTYARD
- (I) MULTI-PURPOSE FIELD
- (J) FUTURE MAIN CHURCH
- (K) SCHOOL/CHURCH EXPANSION
- (L) FUTURE RECTORY
- (M) CROSS COUNTRY TRAIL
- (N) FUTURE SERVICE BUILDING
- (O) APPROXIMATE LOCATION OF RELOCATABLE CURB CUTS, TYP.



CAMPUS MASTER PLAN FOR ST. GREGORY THE GREAT BLUFFTON, SOUTH CAROLINA

Witmer Jones Keefer
Ltd.
landscape architecture
land planning
www.wjklid.com

FEBRUARY, 2020



Note: Plan is conceptual in nature and subject to change

Prepared By and After
Recording Return to:
Burr & Forman LLP
Attn: Walter J. Nester, III
23-B Shelter Cove Lane
Hilton Head Island, SC 29928
843-785-2171

STATE OF SOUTH CAROLINA)	_____ AMENDMENT TO
)	DEVELOPMENT AGREEMENT
)	AND CONCEPT PLAN -
)	BUCKWALTER TRACT -
)	SAINT GREGORY THE GREAT
COUNTY OF BEAUFORT)	PLANNING TRACT

THIS _____ AMENDMENT (“_____ Amendment”) to Development Agreement and Concept Plan is made and entered into this ____ day of _____, 2020 by and between the Town of Bluffton, South Carolina (“**Town**”), The Bishop of Charleston, a Corporation Sole (“**Bishop of Charleston**”), and Beaufort-Jasper Water & Sewer Authority (“**BJWSA**”), (Bishop of Charleston and BJWSA collectively “**Owner**”).

WHEREAS, Town and The Branigar Organization, Inc. executed and approved a Development Agreement (“**Development Agreement**”), dated April 19, 2000, and recorded in the Office of the Register of Deeds (“**ROD**”) for Beaufort County, South Carolina in Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract, originally containing approximately 5,680 acres of land, more particularly described in the Development Agreement and amendments thereto (the “**Buckwalter PUD**”); and,

WHEREAS, concurrently with the execution of the Development Agreement, the Town annexed the Buckwalter Tract and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan (“**Concept Plan**”) for Buckwalter Tract, adopted April 19, 2000; and,

WHEREAS, subsequent to the execution and approval of the Development Agreement and Concept Plan, the Town approved Eleven (11) Amendments to the Buckwalter Development Agreement and Concept Plan to add additional property thereto, each hereinafter identified as follows:

1. **First Amendment.** Addition of 11.721 acres known as the Robertson Tract with additional Density to the Buckwalter Development Agreement and Concept Plan executed on June 21, 2002 and recorded in the ROD in **Book 1599 at Page 1149**; and
2. **Second Amendment.** Addition of 43.38 acres known as the Johnson Tracts together with 55 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on February 4, 2003 and recorded in the ROD in **Book 1709 at Page 440**; and

3. **Third Amendment.** Addition of 173.62 acres known as the Cypress Lake Tract from the Jones Estate Development Agreement and Concept Plan together with 600 Dwelling Units and 90 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 189**; and
4. **Fourth Amendment.** Addition of 59.91 acres known as the Rose Dhu Creek Phase III Tract together with 18 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 204**; and
5. **Fifth Amendment.** Addition of 58.85 acres known as the Graves Tract together with 58.85 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on November 2, 2005 and recorded in the ROD in **Book 2305** at **Page 410**; and
6. **Sixth Amendment.** Addition of 2.687 acres known as the Jacoby Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on May 10, 2006 and recorded in the ROD in **Book 2816** at **Page 1746**; and
7. **Seventh Amendment.** Addition of 6.5 acres known as the University Investments Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on January 7, 2008 and recorded in the ROD in **Book 2671** at **Page 2250**; and
8. **Eighth Amendment.** Addition of 324 Dwelling Units through Transfer of Development Rights Permit for Buckwalter Place Initial Master Plan to the Buckwalter Development Agreement and Concept Plan executed on November 6, 2007 and recorded in the ROD in **Book 2823** at **Page 384**; and
9. **Ninth Amendment.** Addition of 163 acres known as the Willow Run Tract, together with the reallocation of Land Uses for the Northern Tract, as well as 260 Dwelling Units and 162 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Master Plan executed on February 25, 2008 and recorded in the ROD in **Book 2724** at **Page 1787**; and
10. **Tenth Amendment.** Approved certain changes in use to the 9.18 acre Robertson site, and related conditions executed on February 10, 2012 and recorded in the ROD in **Book 3119** at **Page 2458**; and
11. **Eleventh Amendment.** Approved changes in permitted use for the Buckwalter Commons Connector Tract and redesignated a portion of the Sandhill Tract as Buckwalter Commons Tract and added an additional 70 acres of Commercial Density executed on April 10, 2013 and recorded in the ROD in **Book 3231** at **Page 3176**; and

WHEREAS, Owner owns that certain 61.093 acre parcel of real property (the “**Property**”) located on the north side of U.S. Highway 278 and bounded to the east by the Bluffton Fire Department Station #35 and bounded to the west by the Berkeley Hall Club community. Said Property is more particularly described in Exhibit “A” attached hereto and made a part hereof; and

WHEREAS, said Property is adjacent to the Buckwalter PUD which is located within the municipal limits of the Town, and is therefore contiguous with the Town; and

WHEREAS, portions of the Property have been improved to include the Saint Gregory the Great Catholic Church and the Saint Gregory the Great School consisting of an existing Church building of approximately 12,000 square feet; and an existing school building with offices supporting the school and the Church consisting of approximately 27,000 square feet, a church multipurpose building of approximately 27,000 square feet, and a sewer pump station and supporting infrastructure, parking, drives and rights of way (the “**Existing Development**”); and

WHEREAS, it is now the desire and intention of the Town and Owner to enter into this _____ Amendment to annex the Property into the Town to be included within the Concept Plan zoning of the Buckwalter Tract, designate the Property as being a part of the Buckwalter PUD, designate the Saint Gregory the Great Land Use Tract as an additional Planning Area, and to establish the permitted uses for said Saint Gregory the Great Land Use Tract; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Town and Owner agree as follows:

1. **Recitals.** The above recitals are incorporated herein by this reference thereto.
2. **Amendment of Development Agreement and Concept Plan.** The Development Agreement and Concept Plan are hereby further amended to provide:
 - A. Amendment to Development Agreement. The Buckwalter Development Agreement, as amended, is hereby further amended to add the Property to the legal description of the property subject to the Development Agreement as a part of the Buckwalter Tract and the Development Agreement so amended. The effect of this _____ Amendment is to add the Property, depicted in the Plat described on Exhibit “B” attached hereto and made a part hereof as fully and completely as if the Property was originally included in the legal description to the Development Agreement.
 - B. Amendments to Concept Plan. The Buckwalter Concept Plan, as amended, is hereby further amended as follows:
 - i. Land Use Designation and Development Standards. The Property is hereby designated as being a part of the Buckwalter PUD, said tract designated hereunder as the Saint Gregory the Great Land Use Tract as depicted on the Amended Concept Plan for Buckwalter PUD attached hereto as Exhibit “C” and made a part hereof. Development within the 61.093 acres of the newly designated Saint Gregory the Great Land Use Tract shall be governed by the Zoning Regulations (as defined in the Development Agreement) and by the Amended Concept Plan. Specifically, the land uses and development standards applicable to the Saint Gregory the Great Land Use Tract shall control development within the Property with the same effect as if included in the original Concept Plan and Development Agreement.

- ii. Section 2 of the Concept Plan is further hereby amended as follows:
 - 1. Section 2.A. Introduction. Add as new tenth (10th) Planning Area the Saint Gregory the Great Land Use Tract.
 - 2. Section 2.B. Allowed Land Uses. Add Saint Gregory the Great Land Use Tract as a new sub-section 10, with the following allowed land uses and definitions:
 - a. Community Recreation.
 - b. Dwelling Units.
 - c. Hotel/Inn.
 - d. Institutional Civic.
 - e. Maintenance Areas.
 - f. Multifamily Residential.
 - g. Neighborhood Commercial – including specifically convenience stores and automobile service stations with up to 20 fueling stations and car wash but excluding Recreational Vehicle Parks.
 - h. Open Space.
 - i. Roads.
 - j. Setbacks and Buffers.
 - k. Siviculture.
 - l. Single Family Residential but excluding mobile homes.
 - m. Wetlands.
 - n. Utilities.
- iii. Density. The Property is hereby added to the Buckwalter Concept Plan and designated as Saint Gregory the Great Land Use Tract as depicted in the Amended Concept Plan attached hereto as Exhibit “C”. The Property shall have 10.30 acres of General Commercial development rights and 446 residential dwelling units of development rights subject to the following allocation of limits: multifamily density of up to 164 dwelling units and single family density of up to 82 dwelling units and 200 residential dwelling units for student housing or employee dormitories at 1/2 residential dwelling rights per room in accordance with Section 2.D.6.a. of the Buckwalter Concept Plan. The balance of the Property is designated as Institutional/Civic which use does not require allocations of density as such use does not count against overall commercial acreage or residential density allowed for the Buckwalter PUD.
- iv. No Effect on Other Landowner Rights. No change which is hereby approved to the Development Agreement and Concept Plan shall have any effect whatsoever on any property or landowner rights other than the Saint Gregory the Great Land Use Tract and Owner.

- 3. **Reaffirmation of Buckwalter Development Agreement, Concept Plan and Amendments Thereto.** The Buckwalter Development Agreement, Concept Plan and all prior amendments thereto as modified by this _____ Amendment are hereby ratified and reaffirmed as if set forth verbatim herein.

4. **Binding Effect.** This _____ Amendment to the Buckwalter Development Agreement and Concept Plan shall inure to the benefit of and be binding upon the respective parties hereto, their successors and assigns.
5. **Consistency with the Comprehensive Plan.** The Town confirms that the matters contained herein are consistent with the Comprehensive Plan of the Town of Bluffton and consistent with long range planning for the Town, wetland protection, and other planning goals.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto, in and through their authorized representatives, have caused these instruments to be executed on their behalf effective the date first above written.

WITNESSES:

TOWN OF BLUFFTON,
SOUTH CAROLINA

By: _____

Its: _____

Attest: _____

SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGEMENT

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of the Town of Bluffton, South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2020.

Notary Public for South Carolina
My Commission Expires: _____

WITNESSES:

THE BISHOP OF CHARLESTON,
A CORPORATION SOLE

By: _____

Its: _____

SOUTH CAROLINA)
)
COUNTY OF _____)

ACKNOWLEDGEMENT

I, _____, Notary Public for South Carolina do hereby certify that
_____ on behalf of The Bishop of Charleston personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2020.

Notary Public for South Carolina
My Commission Expires:_____

WITNESSES:

BEAUFORT-JASPER WATER & SEWER
AUTHORITY

By: _____

Its: _____

SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGEMENT

I, _____, Notary Public for South Carolina do hereby certify that
_____ on behalf of Beaufort-Jasper Water & Sewer Authority personally appeared before
me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2020.

Notary Public for South Carolina
My Commission Expires:_____

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 63.12 acres, more or less, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on a plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion Of Tax Parcel 600-13-46 The Meggett Tract", prepared by Connor & Associates, Inc., certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, dated November 14, 1997 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 63 at Page 9.

LESS AND EXCEPT that certain 0.33 acre parcel, more or less, shown as "Area of Acquisition" on that certain Title to Real Estate date February 11, 2011 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3040 at Page 2187.

LESS AND EXCEPT those certain "Frontage Roads" more particularly shown and described in that certain Deed of Right-of-Way in favor of Beaufort County, a political subdivision of the State of South Carolina dated December 14, 2015 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3460 at Pages 1928-1931.

TMS #: R600 022 000 0125 0000

EXHIBIT “B”

Plat

EXHIBIT C

Amended Concept Plan for Buckwalter PUD

SUPPLEMENT TO
APPLICATION FOR DEVELOPMENT AGREEMENT AMENDMENT –
BUCKWALTER DEVELOPMENT AGREEMENT

Attached please find the Application for Development Agreement Amendment – Buckwalter Development Agreement which is the third of a series of six (6) applications being submitted together to supplement the Application for Annexation originally filed by The Bishop of Charleston, a Corporation Sole (“**Owner**”) on July 9, 2019 and supplemented on February 21, 2020 (the “**Application**”).

Owner owns an approximate 61.036 acre parcel of real property (the “**Property**”) identified by Beaufort County Tax Map Number R600 022 000 0125 0000 and located in unincorporated Beaufort County. The Owner has requested the Property be annexed into the Town of Bluffton (the “**Town**”). Annexation of real property into the Town necessarily requires that the annexed property be rezoned to a Town zoning classification. Owner requests a designation of the Property with the zoning district Buckwalter PUD, specifically as the Saint Gregory the Great Land Use Tract.

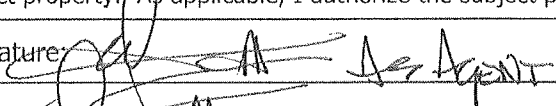

The Buckwalter PUD was created pursuant to and is governed by a development agreement between SP Forests L.L.C. and the Town (the “**Buckwalter Development Agreement**”). Since the zoning classification requested for the annexation of the Property into the Town is Buckwalter PUD, the Buckwalter Development Agreement is implicated and an amendment is required. Accordingly, the Applicant requests approval of an amendment to the Buckwalter Development Agreement and submits the following:

1. A paper and digital copy of the draft Twelfth Amendment to Buckwalter Development Agreement. Please see Exhibit “R” of the Amended Annexation Application submitted February 21, 2020;
2. Project Narrative and digital file describing the reason for application and compliance with criteria in Article 3 of the UDO. Please see Section III of Amended Annexation Application submitted February 21, 2020; and
3. An Application Review Fee, previously submitted together with the Application February 21, 2020.



**TOWN OF BLUFFTON
DEVELOPMENT AGREEMENT APPLICATION**

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Walter J. Nester, III		Name: The Bishop of Charleston, a Corporation sole	
Phone: 843-815-2171		Phone: 843-261-0523	
Mailing Address: 4 Clarks Summit Drive, Suite 200 Bluffton, SC 29910		Mailing Address: c/o Elaine H. Fowler, Esquire 901 Orange Grove Road Charleston, SC 29407	
E-mail: wnester@burr.com		E-mail: efowler@charlestdiocese.org	
Town Business License # (if applicable):			
Project Information			
Project Name: Saint Gregory The Great Catholic Church Annexation		<input type="checkbox"/> New	<input checked="" type="checkbox"/> Amendment
Project Location: 323 Fording Island Road, Bluffton			
Zoning District: Currently C3NMU		Acreage: 61.093	
Tax Map Number(s): R600 022 000 0125 0000, R600 022 000 1120 0000			
Project Description: Annexation of Saint Gregory The Great Catholic Church property and rezoning by amendment of Buckwalter Development Agreement, Concept Plan, Buckwalter PUD and Master Plan.			
Minimum Requirements for Submittal			
<input type="checkbox"/> 1. One (1) paper copy and digital file of the draft Development Agreement.			
<input type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input type="checkbox"/> 3. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Date: 2/18/2020	
Applicant Signature: 		Date: 2/18/2020	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

SUPPLEMENT TO
PLANNED UNIT DEVELOPMENT CONCEPT PLAN APPLICATION

Attached please find the Planned Unit Development Concept Plan Application which is the fourth of a series of six (6) applications being submitted together to supplement the Application for Annexation originally filed by The Bishop of Charleston, a Corporation Sole (“**Owner**”) on July 9, 2019 and supplemented on February 21, 2020 (the “**Application**”).

Owner owns an approximate 61.036 acre parcel of real property (the “**Property**”) identified by Beaufort County Tax Map Number R600 022 000 0125 0000 and located in unincorporated Beaufort County. The Owner has requested the Property be annexed into the Town of Bluffton (the “**Town**”). Annexation of real property into the Town necessarily requires that the annexed property be rezoned to a Town zoning classification. Owner requests a designation of the Property with the zoning district Buckwalter PUD, specifically as the Saint Gregory the Great Land Use Tract.

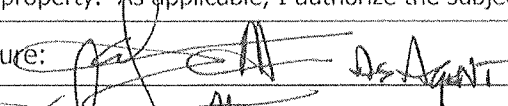

In addition to a zoning, PUD amendment and development agreement amendment, the annexation of the Property into the Town necessarily requires an amendment to the Buckwalter PUD Concept Plan (the “**Concept Plan**”). The Town maintains the Concept Plan in its data base to identify densities and uses within the various planning areas within the Town. An amendment is required as new property is added. Accordingly, Applicant hereby requests an amendment to the Concept Plan and submits the following:

1. Two (2) full sized copies and digital files of the Concept Plan previously delivered February 27, 2020;
2. Project Narrative and digital file describing the reason for application and compliance with criteria in Article 3 of the UDO was previously submitted together with the Amended Application Narrative. Please see Section III of the Amended Application Narrative; and
3. An Application Review Fee previously submitted together with the Application February 21, 2020.



**TOWN OF BLUFFTON
PLANNED UNIT DEVELOPMENT (PUD)
CONCEPT PLAN APPLICATION**



Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Walter J. Nester, III		Name: The Bishop of Charleston, a Corporation sole	
Phone: 843-815-2171		Phone: 843-261-0523	
Mailing Address: 4 Clarks Summit Drive, Suite 200 Bluffton, SC 29910		Mailing Address: c/o Elaine H. Fowler, Esquire 901 Orange Grove Road Charleston, SC 29407	
E-mail: wnester@burr.com		E-mail: efowler@charlestdiocese.org	
Town Business License # (if applicable):			
Project Information			
Project Name: Saint Gregory The Great Catholic Church Annexation		<input type="checkbox"/> New	<input checked="" type="checkbox"/> Amendment
Project Location: 323 Fording Island Road, Bluffton		Acreage: 61.093	
PUD Name: Buckwalter PUD			
Tax Map Number(s): R600 022 000 0125 0000, R600 022 000 1120 0000			
Project Description: Annexation of Saint Gregory The Great Catholic Church property and rezoning by amendment of Buckwalter Development Agreement, Concept Plan, Buckwalter PUD and Master Plan.			
Minimum Requirements for Submittal			
<input type="checkbox"/> 1. Two (2) full sized copies and digital files of the Concept Plan.			
<input type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input type="checkbox"/> 3. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Date: 2/18/2020	
Applicant Signature: 		Date: 2/18/2020	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



TOWN OF BLUFFTON
PLANNED UNIT DEVELOPMENT (PUD)
CONCEPT PLAN APPLICATION


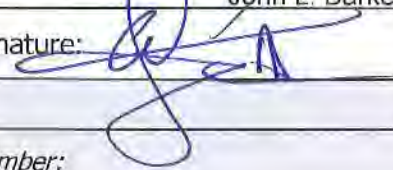
Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Walter J. Nester, III		Name: The Bishop of Charleston, a Corporation sole	
Phone: 843-815-2171		Phone: 843-261-0523	
Mailing Address: 4 Clarks Summit Drive, Suite 200 Bluffton, SC 29910		Mailing Address: c/o Elaine H. Fowler, Esquire 901 Orange Grove Road Charleston, SC 29407	
E-mail: wnester@burr.com		E-mail: efowler@charlestondiocese.org	
Town Business License # (if applicable):			
Project Information			
Project Name: Saint Gregory The Great Catholic Church Annexation		<input type="checkbox"/> New	<input checked="" type="checkbox"/> Amendment
Project Location: 323 Fording Island Road, Bluffton		Acreage: 61.093	
PUD Name: Buckwalter PUD			
Tax Map Number(s): R600 022 000 0125 0000, R600 022 000 1120 0000			
Project Description: Annexation of Saint Gregory The Great Catholic Church property and rezoning by amendment of Buckwalter Development Agreement, Concept Plan, Buckwalter PUD and Master Plan.			
Minimum Requirements for Submittal			
<input type="checkbox"/> 1. Two (2) full sized copies and digital files of the Concept Plan.			
<input type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.			
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Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Date: 2/18/2020	
Applicant Signature: 		Date: 2/18/2020	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



TOWN OF BLUFFTON
PLANNED UNIT DEVELOPMENT (PUD)
MASTER PLAN APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Walter J. Nester, III		Name: The Bishop of Charleston, a Corporation Sole	
Phone: 843-815-2171		Phone: 843-261-0523	
Mailing Address: 4 Clarks Summit Drive, Suite 200 Bluffton, SC 29910		Mailing Address: c/o Elaine H. Fowler, Esquire 901 Orange Grove Road Charleston, SC 29407	
E-mail: wnester@burr.com		E-mail: efowler@charlestdiocese.org	
Town Business License # (if applicable):			
Project Information			
Project Name: Saint Gregory The Great Catholic Church Annexation		<input type="checkbox"/> New	<input checked="" type="checkbox"/> Amendment
Project Location: 323 Fording Island Road, Bluffton		Acreage: 61.093	
PUD Name: Saint Buckwalter PUD			
Tax Map Number(s): R600 022 000 0125 0000 , R600 022 000 1120 0000			
Project Description: Annexation of Saint Gregory The Great Catholic Church property and rezoning by amendment of Buckwalter Development Agreement, Concept Plan, Buckwalter PUD and Master Plan.			
Minimum Requirements for Submittal			
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Property Owner Signature: By: 		Date: 2/6/2020	
John L. Barker, Chief Financial Officer			
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Application Number:		Date Received:	
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TOWN OF BLUFFTON MASTER PLAN APPLICATION CHECKLIST

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1. Name and address of property owner(s) and applicant.
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3. Project name and/or name of development.
4. A detailed narrative describing the existing site conditions and uses, proposed development, proposed uses and activities that will be conducted on the site, statement of conformance with the UDO, description of any energy conservation or green technologies proposed on the site, the maintenance responsibility of any common or public areas, and publically dedicated improvements to be completed.
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12. Letters of approval, including any applicable permits, from the following agencies (as necessary for the project):
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 - b) South Carolina Department of Health & Environmental Control;
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 - e) Beaufort County EMS;
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 - g) Bluffton Township Fire District;
 - h) Beaufort Jasper Water Sewer Authority;
 - i) Town of Bluffton;
 - j) Electric Provider;
 - k) Natural Gas provider; and
 - l) Cable, telephone, and data provider.

Site and Existing Conditions Documentation.

1. Comprehensive color photograph documentation of site and existing conditions. If digital, images should be at a minimum of 300 dpi resolution.



TOWN OF BLUFFTON MASTER PLAN APPLICATION CHECKLIST

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2. Names of the owners of contiguous parcels and an indication of adjacent existing and proposed (if known) land uses and zoning.
3. Location of municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the development property, form a part of the boundary of the development property, or are contiguous to such boundary.
4. Location of all existing access points and intersections along both sides of any frontage or access roadway(s) within a minimum of 1,000 feet of the development property.
5. Location, dimensions, name, and descriptions of all existing or recorded roadways, alleys, reservations, railroads, easements, or other public rights-of-way on or within 200 feet of the development property.
6. Location, size, and type of all existing easements, rights-of-way, or utility infrastructure on or within a minimum of 200 feet of the development property.
7. Existing topography and land cover. Contours shall be shown in intervals of 1 foot or less.
8. Location, dimensions, area, descriptions, and flow line of existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on the development property.
9. Location of any existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man made objects located on the development property.
10. Boundary survey with bearings and distances of all property lines, tract/lot acreage, location of property markers, and seal of a Registered Land Surveyor, as well as a legal description of the property.
11. Location of benchmarks/primary control points or descriptions and ties to such control points to which all dimensions, angles, bearings, block numbers, and similar data shall be referred.
12. Existing deed covenants, conditions, and restrictions, including any design or architectural standards.
13. Proposed deed covenants, conditions, and restrictions, including any design or architectural standards.
14. Legal documents for proposed public dedications.

Lot and Building Pattern.

1. Schematic block and roadway type layout and design indicating access, configuration, land use and intensity by block or portion thereof, and buffers including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.

Transportation Networks.

1. A map or sketch showing the general relationship of the development to the surrounding areas with existing and proposed access roadways referenced to the intersection of the nearest primary or secondary paved roadway.
2. A Traffic Assessment.
3. A Traffic Impact Analysis (TIA), if warranted by the Traffic Assessment.
4. Proposed roadway alignment plan showing right-of-way widths with specific reference to the roadway type and design assembly.
5. Proposed access indicating roadway names, connectivity, roadway extensions, proposed stub roads, and dead-end roadways including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
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7. Emergency access provisions.
8. Phasing plan of proposed traffic mitigation measures, or approved payments in-lieu of such that will be provided to the Town of Bluffton or applicable agency. Plan must ensure adequate transportation network is in place to support development at time of construction.

Natural Resources, Tree Conservation, Planting, and Landscaping.

1. Location of existing tree canopy coverage including table summarizing canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage.



TOWN OF BLUFFTON MASTER PLAN APPLICATION CHECKLIST

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2. Location and table summarizing trees listed on America's Historic Tree Register as maintained by American Forests.
3. Location of groups of trees that connect to other vegetated and/or treed areas on adjacent sites helping to create or extend a wildlife or natural corridor.

Open Space Plan.

1. Proposed open space areas, habitat areas, types, and access trails both on and off-site.
2. Proposed public lands and methods of dedication and access.
3. Proposed ownership and method of transfer through deed restrictions, covenants, public dedication, or other method acceptable to the UDO Administrator.
4. Proposed use for all portions of dedicated open space.

Stormwater Management.

1. Description of proposed methods, and general layout of stormwater drainage, water system, sewer system and open space areas.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).



Signature of Property Owner or Authorized Agent

2/18/2020

Date

WARD J. NESTOR III

Printed Name

Saint Gregory the Great Land Use Tract

Planned Unit Development

Master Plan Application

SUPPLEMENT TO
PLANNED UNIT DEVELOPMENT MASTER PLAN APPLICATION

Attached please find the Planned Unit Development Master Plan Application which is the fifth of a series of six (6) applications being submitted together to supplement the Application for Annexation originally filed by The Bishop of Charleston, a Corporation Sole (“**Owner**”) on July 9, 2019 and supplemented on February 21, 2020 (the “**Application**”).

Owner owns an approximate 61.036 acre parcel of real property (the “**Property**”) identified by Beaufort County Tax Map Number R600 022 000 0125 0000 and located in unincorporated Beaufort County. The Owner has requested the Property be annexed into the Town of Bluffton (the “**Town**”). Annexation of real property into the Town necessarily requires that the annexed property be rezoned to a Town zoning classification. Owner requests a designation of the Property with the zoning district Buckwalter PUD, specifically as the Saint Gregory the Great Land Use Tract.

Accordingly, Owner has submitted the following:

1. Two (2) full sized copies and digital files of the Master Plan previously delivered February 27, 2020.
2. Project Narrative and digital file describing the reason for application and compliance with criteria in Article 3 of the UDO. Please see Section III of the Amended Application Narrative submitted February 21, 2020;
3. All information required on the Master Plan Application Checklist is found in the Application Narrative Supplement as more particularly described in the Master Plan Application Checklist attached hereto as **Schedule “A”**; and
4. An Application Review Fee previously submitted together with the Application February 21, 2020.

Schedule “A”

Town of Bluffton Master Plan Application Checklist

General Information:

1. Name and contact information for property owner and applicant. See Part I.B.1, page 3 of the Amended Application Narrative submitted February 21, 2020.
2. Agency Letter. See Part I.B.2, page 3 of the Amended Application Narrative submitted February 21, 2020.
3. Project Name. “Saint Gregory the Great Land Use Tract.”
4. Detailed Narrative. See Part I.A., pages 2 and 2 of the Amended Application Narrative submitted February 21, 2020.
5. Prior development permit approvals. See Parcel History, Exhibit “P” of the Amended Application Narrative submitted February 21, 2020.
6. Specific uses for the Property. Other than the institutional uses described and depicted in the Campus Master Plan, Exhibit “J” of the Amended Application Narrative submitted February 21, 2020, specific uses have not been determined. Accordingly, certain checklist materials cannot be prepared.
7. Project Name: “Saint Gregory the Great Land Use Tract.”
8. Plans. See Exhibit “C” and Exhibit “J” of the Amended Application Narrative submitted February 21, 2020.
9. Vicinity Map. See Exhibit “O” of the Amended Application Narrative submitted February 21, 2020.
10. Site Data. Specific uses for the outparcels have yet to be determined so certain of this information is not capable of preparation as this time. See Exhibit “J” of the Amended Application Narrative submitted February 21, 2020.
11. Phasing Plan. None.
12. Utility Letters. See Exhibit “L” of the Amended Application Narrative submitted February 21, 2020.

Site and Existing Conditions Documentation:

1. Photos. See Exhibit “Q” of the Amended Application Narrative submitted February 21, 2020.
2. Contiguous Parcels. The Property is bounded to the east by the Bluffton Township Fire District Station #35; to the south (across U.S. Highway 278) by undeveloped land in the Town owned by Parcel C1, LLC and zoned Buckwalter PUD; developed land owned by Medical Landholdings, LLC and developed as a medical facility and day spa; to the west by undeveloped land owned by the Berkeley Hall Club, Inc. and being a part of the Berkeley Hall PUD; and, to the north by undeveloped land owned by Hallmark Golf Group I, LLC.
3. Boundaries. See Boundary Survey, C-1 of the Amended Application Narrative submitted February 21, 2020.
4. Access Points. See Exhibit “C-1” of the Amended Application Narrative submitted February 21, 2020.

5. Existing Roads. See Exhibit “C-1” of the Amended Application Narrative submitted February 21, 2020.
6. Existing Easements. See Exhibit “C-1” of the Amended Application Narrative submitted February 21, 2020.
7. Existing Topography. See Existing Conditions, Exhibit “D” of the Amended Application Narrative submitted February 21, 2020.
8. Watercourses. See Existing Conditions, Exhibit “D” of the Amended Application Narrative submitted February 21, 2020.
9. Existing Structures. See Existing Conditions, Exhibit “D” of the Amended Application Narrative submitted February 21, 2020.
10. Boundary Survey. See Boundary Survey, Exhibit “C-1” of the Amended Application Narrative submitted February 21, 2020.
11. Survey Controls. See Boundary Survey, Exhibit “C-1” of the Amended Application Narrative submitted February 21, 2020.
12. Existing covenants, conditions and restrictions. None.
13. Proposed covenants, conditions and restrictions. None
14. Proposed public dedications. None.

Lot and Building Pattern:

1. Layout. See Exhibit “J”, Campus Master Plan, of the Amended Application Narrative submitted February 21, 2020.

Transportation Networks:

1. Roads. See Boundary Survey, Exhibit “C-1” of the Amended Application Narrative submitted February 21, 2020.
2. Traffic Assessment. Uses for the outparcels not known at time of Application so Traffic Analysis cannot be completed.
3. Traffic Impact Analysis. Uses for the Outparcels not known at time of Application so Traffic Analysis cannot be completed.
4. Proposed Roadways. See Boundary Survey, Exhibit “C-1” of the Amended Application Narrative submitted February 21, 2020.
5. Proposed Access. Uses for the Outparcels not known at time of Application; unaware of proposed additional access.
6. Existing and Proposed Pathways. See Exhibit “J”, Campus Master Plan of the Amended Application Narrative submitted February 21, 2020.
7. Emergency Access. See Boundary Survey, Exhibit “C-1” of the Amended Application Narrative submitted February 21, 2020.
8. Phasing Plan. None.

Natural Resources, Tree Conservation, Planting and Landscaping:

1. Existing Tree Coverage. Undeveloped upland areas on the Property contain overage planted agricultural pines. Wetland areas consist of native trees. See Existing Conditions, Exhibit “D” of the Amended Application Narrative submitted February 21, 2020.
2. Historic Trees. None.
3. Tree Groups. See Existing Conditions, Exhibit “D” of the Amended Application Narrative submitted February 21, 2020.

Open Space:

1. Proposed open space areas. See Campus Master Plan, Exhibit “J” of the Amended Application Narrative submitted February 21, 2020.
2. Proposed public dedications. None
3. Proposed ownership method. Outparcels to be conveyed by standard limited warranty deed without deed restrictions.
4. Proposed use of open space. See Campus Master Plan, Exhibit “J” of the Amended Application Narrative submitted February 21, 2020.


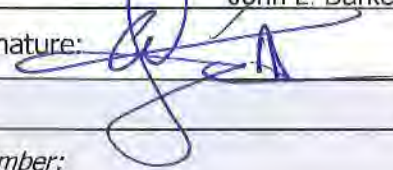
Stormwater Management:

1. Methods and General Layout. Storm water shall be treated in conformance with applicable storm water regulations existing as development is proposed. Uses and development of the Outparcels not yet known and not possible to draft, design or depict storm water systems for the Property beyond that depicted in the Campus Master Plan, “Exhibit “J” of the Amended Application Narrative submitted February 21, 2020.



**TOWN OF BLUFFTON
PLANNED UNIT DEVELOPMENT (PUD)
MASTER PLAN APPLICATION**

Growth Management Customer Service Center
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(843)706-4522
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Applicant		Property Owner	
Name: Walter J. Nester, III		Name: The Bishop of Charleston, a Corporation Sole	
Phone: 843-815-2171		Phone: 843-261-0523	
Mailing Address: 4 Clarks Summit Drive, Suite 200 Bluffton, SC 29910		Mailing Address: c/o Elaine H. Fowler, Esquire 901 Orange Grove Road Charleston, SC 29407	
E-mail: wnester@burr.com		E-mail: efowler@charlestdiocese.org	
Town Business License # (if applicable):			
Project Information			
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TOWN OF BLUFFTON

MASTER PLAN

APPLICATION CHECKLIST

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Signature of Property Owner or Authorized Agent

2/18/2020

Date

WARD J. NESTOR III

Printed Name

**AMENDED
NARRATIVE
FOR
APPLICATION FOR ANNEXATION / ZONING MAP / COMPREHENSIVE PLAN
AMENDMENTS
OF THE
BISHOP OF CHARLESTON, A CORPORATION SOLE
CONCERNING
A 61.093 ACRE PARCEL (A PORTION OF THE MEGGETT TRACT)
FOR
SAINT GREGORY THE GREAT CATHOLIC CHURCH CAMPUS PROPERTY,
OUTPARCELS AND BEAUFORT-JASPER WATER & SEWER AUTHORITY PUMP STATION**

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STATE OF SOUTH CAROLINA) BEFORE THE PLANNING COMMISSION
) AND TOWN COUNCIL OF THE
COUNTY OF BEAUFORT) TOWN OF BLUFFTON, SOUTH CAROLINA

**AMENDED
NARRATIVE
FOR
APPLICATION FOR ANNEXATION / ZONING MAP / COMPREHENSIVE PLAN
AMENDMENTS
OF THE
BISHOP OF CHARLESTON, A CORPORATION SOLE
CONCERNING
A 61.093 ACRE PARCEL (A PORTION OF THE MEGGETT TRACT)
FOR
SAINT GREGORY THE GREAT CATHOLIC CHURCH CAMPUS PROPERTY,
OUTPARCELS AND BEAUFORT-JASPER WATER & SEWER AUTHORITY PUMP STATION**

This Project Narrative is submitted with and is intended to be incorporated in and comprise a part of the application for Annexation, application for Zoning Map Amendment, application for Buckwalter Development Agreement Amendment and Buckwalter Concept Plan Amendment, and application for Comprehensive Plan (specifically, the Future Annexation Area Map and the Future Land Use Map) Amendment (collectively the “**Application**”) of the Bishop of Charleston, a Corporation Sole (the “**Bishop of Charleston**”)¹ and the Beaufort-Jasper Water and Sewer Authority (“**BJWSA**”)² (Bishop of Charleston and BJWSA hereinafter collectively the “**Owner**”). This narrative is submitted to the Planning Commission and the Town Council for the Town of Bluffton, South Carolina (the “**Town**”) to explain the request and

¹ See Business Filings Report of the South Carolina Secretary of State attached hereto as Exhibit "A" and made a part hereof.

² BJWSA joins in this Application solely due to its ownership of a 0.057 acre parcel of real property located within the Property for the purpose of the operation of a pump station (the “**Pump Station**”).

describe how the Application meets the criteria of the Town's Unified Development Ordinance (the "UDO") as required by the Application and the UDO.

I. **NARRATIVE.**

A. **Introduction, Background And Request.**

The Owner is the owner³ of an approximate 61.036 acre parcel of real property (the "Property") identified by Beaufort County Tax Map number **R600 022 000 0125 0000** located on the north side of U.S. Highway 278 and bounded to the east by the Bluffton Fire Department Station #35 and bounded on the west by the Berkeley Hall Club community. The 411 address for the Property is #323 Fording Island Road and it is more specifically shown and described as "A Portion of the Meggett Tract" on that certain plat of survey entitled "A Boundary Plat of 63.12 Acres, Portion of Tax Parcel 600-13-46 The Meggett Tract, U.S. Highway 278, Bluffton Township, Beaufort County South Carolina, dated November 14, 1997 and recorded in the Office of the Register of Deeds ("ROD") for Beaufort County, South Carolina in Plat **Book 63 at Page 9**⁴. An approximate 0.327 acre portion of the original parcel purchased by the Owner was conveyed in February of 2011 to the South Carolina Department of Transportation as part of the expansion of the U.S. 278 right of way⁵ and an additional approximate 1.7 acre parcel was conveyed to Beaufort County⁶ in December of 2015. The 1.7 acre parcel conveyed to the County consists of an approximate 0.7 acre parcel improved as a 50' wide right of way serving as a frontage road from the main entrance to Berkeley Hall Club from U.S. Highway 278, which is a fully served signalized intersection providing direct access to the Property. The remaining approximate 1.0 acre parcel is also improved as a 50' wide right of way, named Saint Gregory Drive which serves as a second point providing direct access to the Property from U.S. Highway 278. This second access point is also served by a fully signalized intersection. An additional approximate 0.057 acre portion of the original parcel purchased by the Owner was conveyed to BJWSA for the Pump Station to serve the Property as more particularly described therein.⁷ The Pump Station is identified by Beaufort County Tax Map number **R600 022 000 1120 0000** and is surrounded by the Property. For the purposes of this Application the Pump Station shall hereinafter be included in the term "Property". In conjunction with this Application, the Owner commissioned an updated survey of the Property confirming the location of all of the aforementioned description which survey is entitled "A Boundary Survey of St. Gregory The Great Catholic Church," Tax Parcel No. R600 022 000 0125 0000, dated December 19, 2019⁸.

Portions of the Property have been improved to include the Saint Gregory the Great Catholic Church and the Saint Gregory the Great School consisting of an existing Church building of approximately 12,000 square feet; and an existing school building with offices

³ See deed recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in **Book 994 at Pages 412 - 419** attached hereto as Exhibit "B" and made a part hereof.

⁴ See said boundary plat attached hereto as Exhibit "C" and made a part hereof.

⁵ See deed recorded in the ROD in **Book 3040 at Pages 2187 – 2189**, attached hereto as Exhibit "B-1" and made a part hereof.

⁶ See deed recorded in the ROD in **Book 3460 at Pages 1928 – 1931**, attached hereto as Exhibit "B-2" and made a part hereof.

⁷ See deed recorded in the ROD in **Book 3669 at Pages 2349 – 2352**, attached hereto as Exhibit "B-3" and made a part hereof

⁸ Attached hereto as Exhibit "C-1" and made a part hereof.

supporting the school and the Church consisting of approximately 27,000 square feet; and a church multipurpose building of approximately 27,000 square feet⁹.

The Owner submits this Application requesting the approval of:

1. The annexation of the Property into the Town;
2. An amendment to the Town's official zoning map designating the Property with the zoning district of Buckwalter Planned Unit Development ("**Buckwalter PUD**"), specifically to be identified as the Saint Gregory the Great Land Use Tract (the "**SGG Tract**") with densities and land uses as described in Section B.8 of this Application Narrative; and
3. Approval of an amendment to the Development Agreement and amendment to the Buckwalter Concept Plan ("**Concept Plan**"); and
4. Approval of an amendment to the current version of the Comprehensive Plan's Future Annexation Area Map (Map 8.1)¹⁰ and Future Land Use Map;¹¹ and
5. Approval of a Master Plan for the Property.

B. **Annexation.**

Adjacent to the south of the Property across the U.S. Highway 278 right of way, is the Buckwalter PUD which is located within the municipal limits of the Town¹². The Property is therefore contiguous to the Town¹³. Since the Property is wholly owned by the Owner and BJWSA, the method of annexation is made pursuant to the one hundred percent (100%) property owner petition¹⁴ and ordinance method¹⁵. In accordance with the checklist set forth in the Town's Annexation Policy & Procedures Manual¹⁶ the following is submitted:

1. **Contact Information.**

- a. Owner. The Bishop of Charleston, a Corporation Sole, c/o Elaine H. Fowler, Esq., 901 Orange Grove Road, Charleston South Carolina 29407, Telephone: 843-261-0523, E-mail: efowler@charlestondiocese.org.
- b. Joinder Owner. Beaufort-Jasper Water and Sewer Authority, 6 Snake Road, Okatie, South Carolina 29909-3937, Telephone: 843-987-8100.

⁹ See Existing Conditions Plan attached hereto as Exhibit "D" and made a part hereof.

¹⁰ Attached hereto as Exhibit "E" and made a part hereof.

¹¹ Attached hereto as Exhibit "E-1" and made a part hereof.

¹² See Town Growth Management Department Planned Unit Developments map attached hereto as Exhibit "F" and made a part hereof.

¹³ See Section 5-3-305 of the South Carolina Code of Laws, incorporated herein by this reference.

¹⁴ See Petition attached hereto as Exhibit "G" and made a part hereof.

¹⁵ See Section 5-3-150(3) of the South Carolina Code of Laws, incorporated herein by this reference.

¹⁶ Annexation in the Town is undertaken pursuant to the Annexation Policy & Procedures Manual and State law.

- c. Applicant. Burr & Forman LLP, c/o Walter J. Nester III, 4 Clarks Summit Drive, Bluffton, South Carolina 29910, Telephone: 843-815-2171, E-mail: wnester@burr.com.
2. **Agency Letter**. The Owner has authorized the filing of the Application¹⁷.
3. **Reason for Annexation request and anticipated benefits**. See Section I and Section II of this Narrative Supplement.
4. **Parcel Number and Acreage**. Being an approximate 61.093 acre combined parcels of real property identified by Beaufort County Tax Map number **R600 022 000 0125 0000** and **R600 022 000 1120 0000**.
5. **Existing Structures**. A Church and School Campus buildings with associated drives, parking and infrastructure including but not limited to the Pump Station.
6. **Current Special Districts**. None.
7. **Current Beaufort County Zoning District and Land Uses**. Current zoning is C3 Neighborhood Mixed Use (C3NMU). Land uses in the C3NMU District include public and private schools as are meeting facilities and places of worship¹⁸.
8. **Proposed Zoning District and Land Uses**. The proposed zoning district for the Property is Buckwalter PUD as a new Planning Area under the Concept Plan entitled "SGG Tract." The Allowed Land Uses being as follows:
 - a. Section 2.B. Allowed Land Uses. Add SGG Tract as a new sub-section 10, with the following allowed land uses and definitions:
 - (i) Community Recreation.
 - (ii) Dwelling Units.
 - (iii) Hotel/Inn.
 - (iv) Institutional Civic.
 - (v) Maintenance Areas.
 - (vi) Multifamily Residential.
 - (vii) Neighborhood Commercial – including specifically convenience stores and automobile service stations with up to 20 fueling stations but excluding Recreational Vehicle Parks.
 - (viii) Open Space.
 - (ix) Roads.
 - (x) Setbacks and Buffers.
 - (xi) Siviculture.
 - (xii) Single Family Residential but excluding mobile homes.
 - (xiii) Wetlands.
 - (xiv) Utilities.

¹⁷ See Agency Letter attached hereto as Exhibit "H" and made a part hereof.

¹⁸ See Zoning Verification Letter dated March 12, 2019 from the Beaufort County Zoning Administrator attached hereto as Exhibit "I" and made a part hereof.

- b. Density. The Property is hereby added to the Buckwalter Concept Plan and designated as SGG Tract as depicted in the Amended Concept Plan attached hereto as Exhibit “R”. The Property shall have 10.65 acres of commercial density and multifamily density of up to 164 dwelling units and single family density of up to 82 dwelling units. The balance of the Property is designated as Institutional/Civic which use does not require allocations of density as such use does not count against overall commercial acreage or residential density allowed for the Buckwalter PUD except however for student housing and employee dormitories and for such use the Property is hereby designated with an additional 200 residential units.
 - c. No Effect on Other Landowner Rights. No change which is hereby approved to the Development Agreement and Concept Plan shall have any effect whatsoever on any property or landowner rights other than the SGG Tract and Owner.
9. Current versus Proposed Zoning District and Land Use Comparison. See table of comparative land uses attached hereto as Exhibit “K”.
 10. Consistency with the Town’s Comprehensive Plan, Future Annexation Area Map and Future Land Use Map. See application narrative in support of rezoning set forth herein.
 11. Estimate of current population of Annexation Area. None.
 12. Current Utility Service Providers. See attached Exhibit “L”.

C. Parcel Information.

1. Deed. See Deeds recorded in ROD in **Book 994 at Pages 412 - 419** and **Book 3669 at Pages 2349 - 2352** attached hereto as Exhibits “B” and “B-3” and made a part hereof.
2. Plats. See Plat entitled “A Boundary Plat of 63.12 Acres, A Portion of Tax Parcel 600-13-46 The Meggett Tract, U.S. Highway 278, Bluffton Township, Beaufort County South Carolina, dated November 14, 1997 and recorded in the ROD in **Plat Book 63 at Page 9** attached hereto as Exhibit “C” and made a part hereof. See also plat entitled “A Boundary Survey of St. Gregory The Great Catholic Church,” Tax Parcel No. R600 022 000 0125 0000, dated December 19, 2019. See also Plat entitled “A Subdivision and Utility/Access Easement Plat at Saint Gregory The Great Sewer Expansion” dated March 12, 2018 and recorded in the ROD in **Plat Book 149 at Page 63** attached hereto as Exhibit “C-2” and made a part hereof
3. Covenants and Restrictions. Restrictions in original deed to Owner. Amended by document recorded in the ROD in **Book 2974 at Pages 942 – 945** attached hereto as Exhibit “M” and made a part hereof. Released by document recorded in the ROD in **Book 3121 at Pages 2353 – 2354** attached hereto as Exhibit “M-1” and made a part hereof.
4. Easements. See easement in favor of Palmetto Electric Cooperative, Inc., dated February 23, 2006 and recorded in the ROD in **Book 2389 at Pages 712 – 714**

attached hereto as Exhibit “N-1” and made a part hereof; easement in favor of Palmetto Electric Cooperative, Inc., dated March 28, 2006 and recorded in the ROD in **Book 2389** at **Pages 742 – 744** attached hereto as Exhibit “N-2” and made a part hereof; Drainage Easement Agreement with Beaufort County, dated February 4, 2016 and recorded in the ROD in **Book 3460** at **Pages 1932 – 1938** attached hereto as Exhibit “N-3” and made a part hereof; and, Water/Sewer Utility Easement Agreement with Beaufort Jasper Water & Sewer Authority dated May 4, 2018 and recorded in the ROD in **Book 3669** at **Pages 2353 - 2357** attached hereto as Exhibit “N-4” and made a part hereof.

5. **Agreement of record in the ROD.** None other than as stated herein.
6. **Other Documents of record in the ROD.** None other than as stated herein.
7. **Location Map.** See Beaufort County GIS Map of the Property attached hereto as Exhibit “O” and made a part hereof.
8. **Zoning Verification.** See Zoning Verification Letter from Beaufort County Zoning Administrator dated March 20, 2018 attached hereto as Exhibit “I” and made a part hereof.
9. **Parcel History.** A portion of the “Meggett Tract”. See attached Exhibit “P”.
10. **Photographs of Existing and Adjacent Structures.** See GIS photographs from Beaufort County Assessor’s website attached hereto as Exhibit “Q” and made a part hereof.

D. **Annexation Assessment.**

The Town’s Annexation Policy & Procedures Manual sets forth in Chapter 2 thereof the information to be considered in the Town’s assessment of an application for annexation.

1. **Best Interests of the Municipality.** The proposed annexation represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town’s citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use. The Town services are currently provided to development throughout the Buckwalter PUD and the Property is directly adjacent thereto and will not place additional service burden on the Town. The undeveloped portions of the property provide opportunities for future development consistent with the U.S. Highway 278 and Buckwalter corridors which serve to increase the Town’s tax base and opportunities for its citizens. Accordingly, the annexation is in the best interests of the Town.
2. **Feasibility Study and Cost/Benefit Analysis.** The proposed annexation represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town’s citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use. The Owner respectfully submits that the benefits of the annexation of the

Property outweigh the burdens, if any, on Town services. Those portions of the Property where commercial uses are anticipated have existing infrastructure and future development of these areas benefit the Town by enhancing the creation of a diverse and stable tax base.

3. **Guiding Principles for Assessment of Annexations.** The Owner submits that this annexation petition provides benefit to both the Town and its citizens in terms of both costs and services received. The proposed annexation represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use. The undeveloped portions of the Property provide the opportunity for development consistent with the U.S. Highway 278 corridor which provides for a stable tax base and provides additional employment and retail opportunities for residents of the Town and those in unincorporated areas of the County. With respect to the guiding principles and consideration for assessing this annexation petition the following is submitted:

- a. Meets the principles, policies, and procedures set forth in the Manual. The Owner submits that the annexation petition represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use;
- b. Annexation of the property is in the best interest of the Town and its citizens. The Owner submits that the annexation petition is in the best interests of the Town and its citizens as it represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use;
- c. Contiguity to the Town of Bluffton Municipal Boundary. The Property is continuous with the Town's municipal boundary as it is adjacent to the Buckwalter PUD which is within the municipal limits of the Town;
- d. Avoids creating new enclaves (or donut holes) in the Town's municipal boundaries. The Owner submits that this annexation petition expands the municipal limits of the Town but does not create a new enclave as the municipal limits of the Town currently extend along the south side of the U.S. Highway 278 right of way adjacent to the Property and there are areas along the U.S. Highway 278 right of way where the municipal boundaries of the Town extend across to the north side of the U.S. Highway 278 right of way;
- e. Consistency with the recommendations of the Town of Bluffton's Comprehensive Plan including the Future Annexation Map. The Property is located outside of the areas of future Town growth shown on the Town's

Future Annexation Area Map¹⁹. This Application seeks to amend the Comprehensive Plan by an amendment to the Town's Future Annexation Area Map;

- f. Appropriateness of requested zoning district(s), land use regulations, development standards and environmental regulations. The Owner submits that the annexation petition meets this guiding principle as the requested zoning district is consistent with the densities and uses along the U.S. Highway 278 corridor;
- g. Consideration of the costs, benefits and estimated revenues for a proposed annexation before action is taken on the petition. The Owner submits that the annexation petition represents the addition of a parcel of real property the majority of which is already developed with institutional and civic uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use;
- h. Annexation will not create a tax burden or measurably reduce the level of service(s) provided to existing citizens and property owners. The Owner submits that the annexation petition represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use;
- i. Fiscal impact of providing municipal services. The Owner submits that the impact, if any, of providing municipal services to the Property will be negligible;
- j. Consideration of the annexation area's existing condition of utilities, transportation, infrastructure and future needs for expansion improvements. The Owner submits that these considerations are inapplicable to this annexation petition. The utilities and transportation infrastructure are new and in excellent condition and to the extent there is need in the future for improvement or expansion those will be costs paid by the Owner or successors in title and not the Town. The need for new roads is not anticipated;
- k. Full impact that annexation will have on law enforcement. The Owner submits that this annexation petition and the Project do not result in an increased burden on law enforcement as the annexation petition represents the addition of a church and school campus which are historically not substantive users of such services. Further, the land to the south of the Property and the opposite side of the U.S. Highway 278 is within the municipal limits of the Town and are served by Town law enforcement;

¹⁹ See Future Annexation Area map (Map 8.1) of the Comprehensive Plan attached hereto as Exhibit "E" and made a part hereof.

- l. Demonstrates potential for the diversification of the economic base and job opportunities. The Owner submits that the annexation petition while modestly expanding the Town's economic base and opportunities for employment does little to diversify the Town's economic base;
- m. Consideration and utilization of Development Agreements for the proposed annexation area when applicable. The Owner has submitted an amendment to the Buckwalter Development Agreement;
- n. Petitioners understanding of all potential costs/benefits associated with annexation. The petitioner and the Owner understand the costs and benefits associated with the annexation and respectfully request approval; and
- o. Input provided by the public and affected agencies during the review process. The Owner welcomes input from the public and affected agencies and looks forward to working with them during the review process.

E. **Current And Proposed Density And Use.**

The current zoning is C3 Neighborhood Mixed Use (C3NMU). Land uses in the C3NMU District include public and private schools, meeting facilities and places of worship as well as other uses consistent with the proposed use. The proposed zoning district is Buckwalter PUD and the land uses proposed are as set forth in Section B.8 of this Application Narrative.

II. **REZONING CRITERIA.**

- A. **Applicability.** The current existing land use for the Property is C3 Neighborhood Mixed Use (C3NMU). Section 3.4.2 of the UDO requires that any rezoning "be based upon the recommended future land use category for the property as shown on the future land use map in the Town of Bluffton Comprehensive Plan". The future land use map in the Town's Comprehensive Plan (the "Comprehensive Plan") does not include the Property and therefore this Application also requests an amendment to the Comprehensive Plan²⁰. The Property adjacent across U.S. Highway 278 from the Property is within the Town and zoned Buckwalter PUD and is assigned a variety of uses and densities consistent with Buckwalter PUD. The Owner submits that it is appropriate to designate the Property with a new Planning Area and assign it density consistent with its acreage as existing development and land uses and density consistent with other Planning Areas in the Concept Plan and Buckwalter PUD.
- B. **Application Review Criteria.** Section 3.4.3 of the UDO sets forth the review criteria for consideration by the Town's Planning Commission and Town Council when reviewing an application for a Zoning Map Amendment. The Owner proposes that this Application satisfies or exceeds the requirements for a Zoning Map Amendment as set forth below.

²⁰ See Comprehensive Plan, Map 8.3, Future Land Use map attached hereto as Exhibit "E-1" and made a part hereof.

1. **Consistency with the Comprehensive Plan.**

- a. Population Vision. *The Population Vision of the Comprehensive Plan acknowledges and accepts the Town's diverse population and strives to offer a high quality of life for all residents, visitors and workers.*²¹ The proposed Zoning Map Amendment is consistent with the Population Vision as it provides institutional and educational services to support the existing and future population of the Town.²² Furthermore, it is consistent with and furthers efforts to fulfill the goal to prepare for the minimum two-fold increase growth of the Town's permanent residents with the addition of these institutional and educational uses as well as provide the opportunity for future retail opportunities and services.²³ The proposed Zoning Map Amendment is therefore the Population Vision of the Comprehensive Plan.
- b. Cultural Resources Vision. *The Cultural Resources Vision of the Comprehensive Plan instructs the Town to strive to maintain a sense of community, diversity and individuality by preserving cultural resources.*²⁴ The proposed amendment furthers the Culture Resources vision of the Comprehensive Plan since the Property is primarily developed as a church and school campus both of which serve to maintain a sense of community, diversity and individuality.
- c. Natural Resources Vision. *The Natural Resources Vision of the Comprehensive Plan instructs the Town to inventory and protect critical resources in a manner which sustains the vitality, function, and beauty of Bluffton's natural heritage.*²⁵ The Owner is seeking to amend the Official Zoning Map to include the Property in the Buckwalter PUD as a new Planning Area with uses and density reflecting the existing development on the Property and consistent with other Planning Areas in the Concept Plan and other developed areas within the municipal limits of the Town along the U.S. Highway 278 corridor. The Owner submits that the proposed amendment seeks to add land which is already primarily developed consistent with uses available in the Buckwalter PUD district and are well-planned and developed in conformance with the design standards similar to the Town including modern storm water management facilities. Accordingly, the Application is consistent with the Natural Resources vision of the Comprehensive Plan.
- d. Housing Vision. *The Housing Vision of the Comprehensive Plan seeks to ensure that every resident has decent, safe and affordable housing.*²⁶ The Owner's proposed Zoning Map Amendment supports the Housing Vision as it provides existing, modern and safe institutional and educational

²¹ See Chapter 2, Page 2-1, December 9, 2014 Comprehensive Plan.

²² See Section 2.1 Population Needs and Goals Chart, Page 2-6, December 9, 2014 Comprehensive Plan.

²³ See Section 2.3 Population Projections Chart, Page 2-14, December 9, 2014 Comprehensive Plan.

²⁴ See Chapter 3, Page 3-1, December 9, 2014 Comprehensive Plan.

²⁵ See Chapter 4, Page 4-1, December 9, 2014 Comprehensive Plan.

²⁶ See Chapter 5, Page 5-1, December 9, 2014 Comprehensive Plan.

services to support the existing and future population of the Town. The development currently existing on the Property, while not in itself housing, supports the vision overall by serving to attract new residents and business by making available quality institutional and educational services to support the existing and future population of the Town and its residents and guests, and therefore is consistent with the Housing Vision of the Comprehensive Plan.

- e. Economic Development Vision. *The Economic Development Vision of the Comprehensive Plan instructs the Town to strive to create a vital, diverse and sustainable local economy that enhances Bluffton's community resources: human, natural and economic.*²⁷ The Economic Development Vision of the Comprehensive Plan recognizes the need to ensure a balanced local economy through revisions to zoning and land use regulations.²⁸ The Owner's proposed Zoning Map Amendment provides residents and guests of the Town and the greater Bluffton area with institutional and educational opportunities and potential development opportunities of business uses available in the Buckwalter PUD district and therefore serves the goals set forth in the Economic Development Vision²⁹. All of which serve to enhance the Town's human, natural and economic resources and contributes to a stable tax base. Accordingly, the proposed additional use category is consistent with the Economic Development Vision of the Comprehensive Plan.
- f. Community Facilities Vision. *The Community Facilities Vision of the Comprehensive Plan encourages the Town to provide efficient and reliable facilities and services for the residents and visitors of the Town of Bluffton and to meet level of service standards to ensure a high quality of life.*³⁰ The approval of this Application supports the Community Facilities Vision as it adds additional religious and educational opportunities for residents and visitors to the Town which serve to enhance the quality of life in the Town. Additionally, most of the Property is already developed and the infrastructure including roadways, sanitary sewer, solid waste, drainage, potable water, electricity, telephone and cable, is already in place. The Owner's proposed Zoning Map Amendment therefore supports and is consistent with the Community Facilities Vision of the Comprehensive Plan, as it adds the opportunity for expanded religious and educational opportunities for residents and visitors of the Town without adding additional unplanned burdens on community facilities.
- g. Land Use Vision. *The Land Use Vision of the Comprehensive Plan encourages the Town to plan for a balance of land uses that ensure a high quality of life, business opportunity, environmentally protected areas and proposed placement of residential uses.*³¹ The Owner's proposed Zoning

²⁷ See Chapter 6, December 9, 2014 Comprehensive Plan, Page 6-1.

²⁸ See Section 6.3 Local Economy, December 9, 2014 Comprehensive Plan, Page 6-9.

²⁹ See Section 6.6, Economic Development and Diversification Needs and Goals Chart, Page 6-23, December 9, 2014 Comprehensive Plan.

³⁰ See Chapter 7, December 9, 2014 Comprehensive Plan, Page 2-1.

³¹ See Chapter 8, December 9, 2014 Comprehensive Plan, Page 8-1.

Map Amendment provides residents and guests of the Town and the greater Bluffton area with additional institutional and educational opportunities and potential development opportunities of business uses available in the Buckwalter PUD district. The Owner's use of the Property is supported by the existing infrastructure and does not adversely impact or create unplanned burdens on the natural environment or existing infrastructure, and is consistent with the Land Use Vision of the Comprehensive Plan.³²

- h. Transportation Vision. *The Transportation Vision of the Comprehensive Plan seeks to plan an efficient, adequate and safe transportation network for all users, including motorists, cyclists and pedestrians.*³³ The Owner's proposed use is consistent with and supports the Transportation Vision of the Comprehensive Plan. Access and road infrastructure for the Property is already constructed and no additions are contemplated. The rezoning of the Property to the Buckwalter PUD district proposed by the Owner has no negative impact on the Town's transportation system, and is consistent with the Transportation Vision of the Comprehensive Plan.
- i. Priority Investment Act Vision. *The Priority Investment Act Vision of the Comprehensive Plan encourages the shared commitment with neighboring jurisdictions and agencies to work together to plan and construct the public infrastructure needed by the residents of Bluffton and Beaufort County.*³⁴ The adoption of an Official Map is identified as a tool to implement the Comprehensive Plan by identifying property for future rights of way and other public uses and restricting the development on such property once such areas are identified.³⁵ The Property is located on the north side of the U.S. Highway 278 right of way and is well served by existing connections. Accordingly, the Owner's proposed Zoning Map Amendment does not negatively implicate the Priority Investment Act Vision and is therefore consistent with the Comprehensive Plan.

- 2. **Compatibility of the site's physical, geological, hydrological and other environmental features to support the breadth and intensity of uses that could be developed in the proposed zoning district.** The proposed annexation and Zoning Map Amendment adds the Property to the Buckwalter PUD creates a new Planning Area under the Concept Plan and authorizes use and density on the Property with storm water facilities and infrastructure already developed consistent with current standards. The Owner submits that the physical, geological, hydrological and other environmental features of Property have largely already been reviewed, planned, designed and approved and any remaining development will not overburden nor negatively impact the physical, hydrological or other environmental features of the Property.

³² See Land Use Table, Goals and Implementation Steps, Section 8.2, Page 8-22.

³³ See Chapter 9, December 9, 2014 Comprehensive Plan, Page 9-1.

³⁴ See Chapter 10, December 9, 2014 Comprehensive Plan, Page 10-1.

³⁵ See Section 10.2 Official Map, December 9, 2014 Comprehensive Plan, Page 10-5.

3. **Compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning districts.** Compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning districts in terms of suitability of location, impacts on the environment, noise, density, nature of use, traffic impacts, aesthetics, ability to develop adjacent properties under existing zoning, and potential influence on property values.
- a. Compatibility with surrounding uses and zoning districts – location. Adjacent to the Property to the west is the Berkeley Hall PUD, a private residential club community, to the northeast by the Eagle's Pointe private residential community and golf course, to the east by the Bluffton Township Fire Station # 35 and to the south across U.S. Highway 278 the Buckwalter PUD. Institutional and educational uses adjacent to these developments and facilities as well as Buckwalter PUD uses are compatible to the adjacent use as those uses are all existing uses in the Buckwalter PUD. Accordingly, the Owner submits that the Zoning Map Amendment is compatible with surrounding uses and zoning districts.
 - b. Compatibility with surrounding uses and zoning districts – impacts on the environment. Much of the Property is already developed with institutional uses and the impacts on natural resources and the existing natural environment have been considered, planned and already approved. Accordingly, the Owner submits that the Zoning Map Amendment essentially will not result in new or unplanned impacts to the natural resources and existing natural environment of the surrounding uses or zoning districts.
 - c. Compatibility with surrounding uses and zoning districts – noise. Much of the Property is already developed with institutional uses including a church and elementary school campus. The Owner submits that the Zoning Map Amendment will not result in new or unplanned noise impacts or create the type or level of noise beyond that created by the uses currently allowed in the Buckwalter PUD.
 - d. Compatibility with surrounding uses and zoning districts – density. Much of the Property is already developed with institutional uses including a church and elementary school campus. The density requested is consistent with the uses, density and development along the U.S. Highway 278 corridor and those within the Buckwalter PUD.
 - e. Compatibility with surrounding uses and zoning districts – nature of use. Much of the Property is already developed with institutional uses including a church and elementary school campus both being less intense use than other uses available in the Buckwalter PUD and therefore is compatible with surrounding uses and zoning districts.
 - f. Compatibility with surrounding uses and zoning districts – traffic impacts. The Property is served by two signalized intersections providing ingress and egress to U.S. Highway 278. No other public rights of way are nearby and no further connections are contemplated. Much of the Property is already developed with institutional uses including a church and

elementary school campus and traffic impacts have already been addressed. To the extent other development is proposed, it will be required to comply with applicable traffic and trip generation requirements. The Application therefore is compatible with surrounding uses and zoning districts.

- g. Compatibility with surrounding uses and zoning districts – aesthetics. Much of the Property is already developed with institutional uses including a church and elementary school campus and design and aesthetics have already been considered and addressed. The Owner submits the aesthetics of the existing development on the Property is compatible with surrounding uses and zoning districts and future development, if any will be subject to the design standards of the UDO.
 - h. Compatibility with surrounding uses and zoning districts – ability to develop adjacent properties under existing zoning. The Owner submits that the annexation of the Property into the Town and the zoning map amendment has no adverse impact on the development of adjacent properties as they may continue to be developed as provided in applicable ordinances and or master plans.
 - i. Compatibility with surrounding uses and zoning districts – potential influence on property values. The Owner submits that the annexation of the Property into the Town and the zoning map amendment likely will have little or no influence or impact on property values of surrounding properties.
4. **Compatibility of public infrastructure and services to sufficiently accommodate all potential uses allowed in the proposed district.** Compatibility of public infrastructure and services to sufficiently accommodate all potential uses allowed in the proposed district without compromising the public health, safety and welfare of the Town. The Property has direct access to U.S. Highway 278 a major arterial with excellent connections to the Buckwalter Parkway, the Bluffton Parkway, South Carolina Highway 46 and beyond. The Property has all necessary and readily available utilities access and storm water drainage facilities suitable for the existing use and those contemplated by this Application³⁶. Accordingly, there is no adverse impact on the public facilities and services contemplated to serve the Property.
5. **Public need for the potential uses permitted in the requested zoning district.** The Property is primarily developed as a church and school campus providing services and support to the current and future residents of the Town and the Owner believes currently and will in the future serve a public need.

III. **AMENDMENT TO DEVELOPMENT AGREEMENT AND CONCEPT PLAN.**

- A. **Applicability.** Adjacent to the South of the Property across the U.S. Highway 278 right of way, is the Buckwalter PUD which is located within the municipal limits of the Town. Section 3.9 of the UDO requires that “if any of the property subject to a PUD Master Plan

³⁶ See applicable utility intent to serve letters attached hereto as Exhibit “L” and made a part hereof.

application is not zoned PUD at the time of submittal, the application shall be submitted concurrently with a Zoning Map Amendment application requesting approval of a PUD Zoning for the subject property.” The property is not currently zoned PUD and therefore this Application also requests an amendment of the Buckwalter PUD including amending the Development Agreement and Concept Plan for the Buckwalter Tract (“**Concept Plan Amendment**”). The Owner submits that it is appropriate to zone the Property Buckwalter PUD and assign the Property the uses and density of the Buckwalter PUD.

1. **Consistency with the Comprehensive Plan.**

- a. Population Vision. *The Population Vision of the Comprehensive Plan acknowledges and accepts the Town’s diverse population and strives to offer a high quality of life for all residents, visitors and workers.*³⁷ The proposed Concept Plan Amendment is consistent with the Population Vision as it provides institutional and educational services to support existing and future population of the Town located in the Buckwalter PUD.³⁸ Furthermore, it is consistent with and furthers efforts to fulfill the goal to prepare for the minimum two-fold increase growth of the Town’s permanent residents with the addition of these institutional and educational uses as well as provide the opportunity for future retail opportunities and services.³⁹ The proposed Concept Plan Amendment is therefore consistent with the Population Vision of the Comprehensive Plan.
- b. Cultural Resources Vision. *The Cultural Resources Vision of the Comprehensive Plan instructs the Town to strive to maintain a sense of community, diversity and individuality by preserving cultural resources.*⁴⁰ The proposed amendment furthers the Culture Resources vision of the Comprehensive Plan since a large part of the Property is already developed as a church and school campus both of which serve to maintain a sense of community, diversity and individuality for the citizens of the Town and its surrounds.
- c. Natural Resources Vision. *The Natural Resources Vision of the Comprehensive Plan instructs the Town to inventory and protect critical resources in a manner which sustains the vitality, function, and beauty of Bluffton’s natural heritage.*⁴¹ The Owner is seeking to amend the Concept Plan to authorize use of the Property for Buckwalter PUD uses consistent with existing development on the Property as well as that of other areas within the municipal limits of the Town along the U.S. Highway 278 corridor and in the Buckwalter PUD. The Owner submits that the proposed amendment seeks to add land which is already primarily developed consistent with uses available in the Buckwalter PUD district and are well-planned and developed in conformance with the design standards similar to the Town including modern storm water management

³⁷ See Chapter 2, Page 2-1, December 9, 2014 Comprehensive Plan.

³⁸ See Section 2.1, Population Needs and Goals Chart, Page 2-6, December 9, 2014 Comprehensive Plan.

³⁹ See Section 2.3 Population Projections Chart, Page 2-14, December 9, 2014 Comprehensive Plan.

⁴⁰ See Chapter 3, Page 3-1, December 9, 2014 Comprehensive Plan.

⁴¹ See Chapter 4, Page 4-1, December 9, 2014 Comprehensive Plan.

facilities. Accordingly, the Application is consistent with the Natural Resources vision of the Comprehensive Plan.

- d. Housing Vision. *The Housing Vision of the Comprehensive Plan seeks to ensure that every resident has decent, safe and affordable housing.*⁴² The Owner's proposed Concept Plan Amendment supports the Housing Vision as it provides existing, modern and safe institutional and educational services to support the existing and future population of the Town. The development currently existing on the Property, while not in itself housing, supports the vision overall by serving to attract new residents and business by making available quality institutional and educational services to support the existing and future population of the Town and its residents and guests. Therefore the Application is consistent with the Housing Vision of the Comprehensive Plan.
- e. Economic Development Vision. *The Economic Development Vision of the Comprehensive Plan instructs the Town to strive to create a vital, diverse and sustainable local economy that enhances Bluffton's community resources: human, natural and economic.*⁴³ The Economic Development Vision of the Comprehensive Plan recognizes the need to ensure a balanced local economy through revisions to zoning and land use regulations.⁴⁴ The Owner's proposed Concept Plan Amendment provides residents and guests of the Town and the greater Bluffton area with institutional and educational opportunities and potential development opportunities of business uses available in the Buckwalter PUD district and therefore serves the goals set forth in the Economic Development Vision⁴⁵. All of which serve to enhance the Town's human, natural and economic resources and contributes to a stable tax base. Accordingly, the proposed additional use category is consistent with the Economic Development Vision of the Comprehensive Plan.
- f. Community Facilities Vision. *The Community Facilities Vision of the Comprehensive Plan encourages the Town to provide efficient and reliable facilities and services for the residents and visitors of the Town of Bluffton and to meet level of service standards to ensure a high quality of life.*⁴⁶ The approval of this Application supports the Community Facilities Vision as it adds additional religious and educational opportunities for residents and visitors to the Town which serve to enhance the quality of life in the Town. Additionally, much of the Property is already developed and the infrastructure including roadways, sanitary sewer, storm water, drainage, potable water, electricity, telephone and cable, is already in place. The Owner's proposed Concept Plan Amendment therefore supports and is consistent with the Community Facilities Vision of the Comprehensive Plan, as it adds the opportunity for expanded religious and

⁴² See Chapter 5, Page 5-1, December 9, 2014 Comprehensive Plan.

⁴³ See Chapter 6, December 9, 2014 Comprehensive Plan, Page 6-1.

⁴⁴ See Section 6.3 Local Economy, December 9, 2014 Comprehensive Plan, Page 6-9.

⁴⁵ See Section 6.6, Economic Development and Diversification Needs and Goals Chart, Page 6-23, December 9, 2014 Comprehensive Plan.

⁴⁶ See Chapter 7, December 9, 2014 Comprehensive Plan, Page 2-1.

educational opportunities for residents and visitors of the Town without adding additional unplanned burdens on community facilities.

- g. Land Use Vision. *The Land Use Vision of the Comprehensive Plan encourages the Town to plan for a balance of land uses that ensure a high quality of life, business opportunity, environmentally protected areas and proposed placement of residential uses.*⁴⁷ The Owner's proposed Concept Plan Amendment provides residents and guests of the Town and the greater Bluffton area with additional institutional and educational opportunities and potential development opportunities of business uses available in the Buckwalter PUD district. The Owner's use of the Property is supported by the existing infrastructure and does not adversely impact or create unplanned burdens on the natural environment or existing infrastructure, and is consistent with the Land Use Vision of the Comprehensive Plan.⁴⁸
- h. Transportation Vision. *The Transportation Vision of the Comprehensive Plan seeks to plan an efficient, adequate and safe transportation network for all users, including motorists, cyclists and pedestrians.*⁴⁹ The Owner's proposed use is consistent with and supports the Transportation Vision of the Comprehensive Plan. Access and road infrastructure for the Property is already constructed and no additions are contemplated. The addition of the Property to the Buckwalter PUD proposed by the Owner has no negative impact on the Town's transportation system, and is therefore consistent with the Transportation Vision of the Comprehensive Plan.
- i. Priority Investment Act Vision. *The Priority Investment Act Vision of the Comprehensive Plan encourages the shared commitment with neighboring jurisdictions and agencies to work together to plan and construct the public infrastructure needed by the residents of Bluffton and Beaufort County.*⁵⁰ The adoption of an Official Map is identified as a tool to implement the Comprehensive Plan by identifying property for future rights of way and other public uses and restricting the development on such property once such areas are identified.⁵¹ The Property is located on the north side of the U.S. Highway 278 right of way and is well served by two (2) signalizing existing connections to that right of way. U.S. Highway 278 is a main arterial through southern Beaufort County and the Town and well serves residents and guests in the Town. Accordingly, the Owner's proposed Concept Plan Amendment does not negatively implicate the Priority Investment Act Vision and is therefore consistent with the Comprehensive Plan.

2. **Consistency with the intent of the Planned Unit Development Zoning District.**

Section 4.2.13 of the UDO describes the purpose of the PUD district as one to "achieve the objectives of the Town of Bluffton *Comprehensive Plan* and to allow

⁴⁷ See Chapter 8, December 9, 2014 Comprehensive Plan, Page 8-1.

⁴⁸ See Land Use Table, Goals and Implementation Steps, Section 8.2, Page 8-22.

⁴⁹ See Chapter 9, December 9, 2014 Comprehensive Plan, Page 9-1.

⁵⁰ See Chapter 10, December 9, 2014 Comprehensive Plan, Page 10-1.

⁵¹ See Section 10.2 Official Map, December 9, 2014 Comprehensive Plan, Page 10-5.

flexibility in development than could otherwise be achieved through strict application of this Ordinance.” The Owner submits that the Concept Plan amendment will achieve this flexibility and will result in achieving the purpose of the PUD which is to “improve[] design, character and quality of walkable mixed-use developments and preserve natural and scenic features of open spaces.”⁵²

- a. Eligibility. The Owner submits that the Concept Plan Amendment meets the required eligibility criteria as outlined below.
 - i. Preservation of Significant Natural and Historic Features. The Owner submits that the addition of the Property to the Buckwalter PUD does not alter or diminish the existing preservation and enhancement natural and historic features of the Buckwalter PUD.
 - ii. Preservation of Usable Open Space. The Owner submits that the addition of the Property to the Buckwalter PUD will not alter or diminish the existing preservation of usable open space. The addition of the Property adds usable open space to the Buckwalter PUD.
 - iii. Incorporation of a Complementary Mixture of Uses. The Owner submits that the addition of the Property in the Buckwalter PUD will complement the current mixture of uses in the Buckwalter PUD because of the educational, church and institutional uses existing and proposed for the Property.
 - iv. Inclusion of Creative Design of as Nonconforming Site. The Owner submits that the Property is in conformance with the Ordinance and the inclusion of the Property in the Buckwalter PUD will maintain compliance with the Ordinance.
 - v. Economic Development. The Owner submits that the inclusion of the Property in the Buckwalter PUD will provide economic development consistent with the Comprehensive Plan as outlined in Section II.B.e of this Application.
- b. Public Services. The Owner submits that the inclusion of the Property in the Buckwalter PUD will not impact the Buckwalter PUD’s ability to be served by adequate public services. In fact, the inclusion of the Property will add to the public services offered through the addition of the elementary school and church campuses.
- c. Allowed Uses. The Owner submits that the land uses proposed on the Property are consistent with the uses established in Section 4.3 of the UDO and have been specifically defined and submitted and described in this Application Narrative and as shown on the Table of Comparative Land Uses in Exhibit “K” attached hereto and made a part hereof.

⁵² See Section 4.2.13, Planned Unit Development, Town of Bluffton Unified Development Ordinance

- d. Affordable Housing. The Owner submits that the addition of the Property to the Buckwalter PUD will not impact the existing affordable and workforce housing located within the Buckwalter PUD.
 - e. Dimensional Requirements. The Owner submits that inclusion of the Property in the Buckwalter PUD will not cause deviations from the current standards for dimensional requirements.
3. **Consistency with Development and Concept Plan**. The proposed Concept Plan Amendment is consistent with the Development Agreement and Concept Plan for Buckwalter PUD. The Town and Branigar Organization, Inc. executed and approved a Development Agreement (“Development Agreement”), dated April 19, 2000, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract. Concurrently with the execution of the Development Agreement, the Town of Bluffton annexed Buckwalter Tract into the Town boundaries and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan for Buckwalter Tract, adopted April 19, 2000. Subsequent to the execution and approval of the Development Agreement and Concept Plan, the Town Approved eleven (11) Amendments to the Buckwalter Development Agreement and Concept Plan. The Owner submits that the annexation of the Property into the Buckwalter PUD is consistent with the Development Agreement and Concept Plan for Buckwalter PUD and therefore submits the Twelfth Amendment to Development Agreement and Concept Plan - Buckwalter Tract attached hereto as Exhibit “R” and made a part hereof.
4. **Compatibility of Proposed Land Uses, Densities, Traffic Circulation, Environmental Features and Design with Adjacent Land Uses as well as Character of Surrounding Area**.
- a. Land Uses. Adjacent to the south of the Property across U.S. Highway 278 right of way is the Buckwalter PUD. Adjacent to the Property to the west and north is the Berkeley Hall PUD, a private residential community, to the northeast the Eagle’s Pointe golf course and to the east by the Bluffton Township Fire station #35. The Property is therefore contiguous with the Town. Institutional and educational uses adjacent to these developments and facilities as well as the proposed uses are consistent with the uses already existing in the Buckwalter PUD and are derived from uses allowed in the Town and specifically within the Buckwalter PUD.
 - b. Density. Much of the Property is already developed with institutional uses including a church and elementary school campus. Further, the proposed density is consistent with that provided in the Buckwalter PUD, Development Agreement and Concept Plan and therefore the proposed density of the Property is compatible with the density and development along U.S. Highway 278 within the municipal limits of the Town and that along the Buckwalter PUD.

- c. Traffic Circulation. The Property is served by two signalized intersections providing ingress and egress to U.S. Highway 278. No other public rights of way are nearby. Much of the Property is already developed and traffic impacts have already been addressed. To the extent other development is proposed, it will be required to comply with the applicable traffic requirements. The Owner submits that the annexation of the Property into the Buckwalter PUD is compatible with the use of adjacent lands.
 - d. Environmental Features. Much of the Property is already developed with institutional uses and the impacts on natural resources and the existing natural environment have been considered, planned and already approved. Accordingly, the Owner submits that the Concept Plan Amendment will not result in any new or unplanned impacts to the natural resources and existing environmental features of the surrounding areas.
 - e. Character of Surrounding Areas. Much of the Property is already developed with institutional uses including a church and elementary school campus and design, aesthetics and character have already been considered and addressed. The proposed zoning for the Property is Buckwalter PUD and that zoning is adjacent to the Property. The Owner submits the design, aesthetics, and character of the existing development on the Property is compatible with surrounding areas.
5. **Ability to be served by adequate public services.** The Property has direct access to U.S. Highway 278, a major arterial with excellent connections to the Buckwalter Parkway, the Bluffton Parkway, South Carolina Highway 46 and beyond. The Property has all necessary and readily available utilities and storm water drainage facilities that are suitable for the existing use and those available in the Buckwalter PUD. Furthermore, much of the Property is already developed with a church and elementary school and will therefore enhance public services available to the balance of the Property and Buckwalter PUD.
6. **Demonstration of innovative site planning techniques that improve upon the standards in other allowable Town of Bluffton zoning districts with the purpose of enhancing the Town of Bluffton's health, safety and welfare.** Much of the Property is already developed with institutional uses including a church and elementary school campus. The annexation of the Property into the Buckwalter PUD will ensure that the balance of the Property is developed as is the surrounding Buckwalter PUD and will not negatively impact the Town of Bluffton's health, safety and welfare.
7. **Ability of the site to sufficiently accommodate the densities and land use intensities of the proposed development.** Much of the Property is already developed with institutional uses including a church and elementary school campus. The existing development on the Property accommodates the density of the existing development. The density requested is consistent with density and development along the U.S. Highway 278 corridor within the municipal limits of the Town and along the Buckwalter Parkway and Buckwalter PUD as that property is currently zoned Buckwalter PUD.

8. **Conformance with adopted or accepted plans, policies, and practices of the Town of Bluffton.** Much of the Property is already developed with institutional uses in conformance with policies and practices of the Town of Bluffton. For a discussion of compatibility with the Town of Bluffton Comprehensive Plan please refer to Section III.A.1 of this Application.
9. **Compliance with applicable requirements in the Application Manual.** The Owner submits that this Application is compliant with the applicable requirements of the Town's Applications Manual.

IV. **AMENDMENT TO THE COMPREHENSIVE PLAN CRITERIA.**

This Application proposes two changes to the Comprehensive Plan Maps – the Future Annexation Area Map and the Future Land Use Map (sometimes herein collectively the “**Maps**”). Importantly, the Future Annexation Area Map does not include the Property as no future annexations are shown on the map north of U.S. 278 in the area of the Property. This makes sense as Property surrounded by residential planned communities which are classified as PUDs in the County Code. However, many of the commercial and mixed use areas north of the U.S. Highway 278 corridor are within municipal boundaries of the Town through prior annexations. Those areas, specifically Belfair Town Centre, are also surrounded by private planned residential communities. The change to the Future Annexation Area Map to include the Property is consistent with areas similarly situated and already annexed into the Town.

Similarly, the requested amendment to the Future Land Use Map of the Comprehensive Plan is an appropriate amendment as it is reflective of other annexations and development in the Town along the north side of U.S. 278 right of way.

A. **Consistency with the intent and overall policies of the Comprehensive Plan.**

The Application is consistent with the intent and policies of the Comprehensive Plan as it assists to ensure the Town remains a highly desirable community in which to live, work and visit. The annexation and rezoning contemplated in the Application enhances the quality of life in the community by providing successfully operating civic and institutional facilities, as well as providing opportunity for new commercial development of the type in terms of use and density already existing in the Buckwalter PUD. Development of the remaining portions of the Property will contribute to a diversified tax base to support desired Town facilities and services while ensuring reasonable tax rates for Town citizens.

B. **Consistency with demographics changes, prevailing economic trends and/or newly recognized best planning practices that would deem the proposed amendment necessary and proper for the advancement of the Town of Bluffton's goals.**

The Application is consistent with the Comprehensive Plan's desire to remain consistent with demographic changes. The Town population continues to grow and the Application provides additional religious worship educational choices and business opportunities for citizens of the Town.

C. **If applicable, the ability of public infrastructure and services to sufficiently accommodate the requested amendment to the Comprehensive Plan.**

No changes to public infrastructure or services are requested or required to accommodate the amendment.

D. **Appropriate and efficient use of public funds, the future growth, development and redevelopment of its area of jurisdiction and consideration of the fiscal impact on property owners.**

The proposed amendments to the Maps represents appropriate and efficient use of the public funds as they bring in property in an area which requires no new infrastructure and little expenditure of public funds beyond police and administrative services. The institutional uses already existing on the Property add both worship and educational opportunities for residents of the Town, both uses which require little, if any, public funds. The area of the Property which may be developed for commercial uses will generate revenue for the Town helping to achieve the Comprehensive Plan purpose of creating a stable tax base. The Map amendments do not create negatively fiscal impacts on surrounding property owners as the institutional development already exists and future commercial development is consistent with other similar situated developments in the area of the Property along U.S. 278 right of way and the Buckwalter PUD.

E. **Enhancement of the health, safety, and welfare of the Town of Bluffton.**

The proposed Map amendments enhance the health, safety and welfare of the Town by providing new places of worship to residents in the Town not otherwise served by a Catholic church as well as providing new educational opportunities enhancing the religious worship and educational facilities and business opportunities in the Town.

F. **Consistency with applicable South Carolina Planning law and consideration of case law.**

The proposed Map amendments are consistent with the South Carolina Local Government Comprehensive Planning Enabling Act of 1994⁵³ and are not contrary to applicable South Carolina common law.

G. **Compliance with applicable requirements in the Applications Manual.**

The Owner submits that this Application is compliant with the applicable requirements of the Town's Applications Manual.

V. **CONCLUSION.**

- A. The Owner believes the foregoing narrative and analysis demonstrates that this Application is in conformance with the Town's Comprehensive Plan, and meets the criteria set forth in Section 3.4.3 of the UDO. Accordingly, the Owner respectfully requests that the Planning Commission and Town Council:
- B. Review this Application and the supporting documentation and any testimony which will be entered into the record.

⁵³ Section 6-29-310 et. Seq. South Carolina Code of Laws.

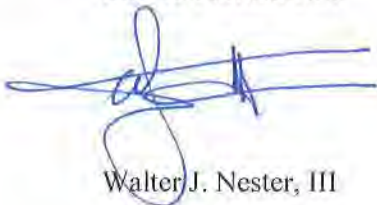
C. Find the following:

1. That this Application and the supporting testimony and documentation establish that the requested zoning map / text amendment is consistent with the Town's Comprehensive Plan.
2. That this Application and the supporting testimony and documentation establish the physical, geographical, hydrological and other environmental features of the Property support the breadth and intensity of the uses available in the proposed additional use category.
3. That this Application and the supporting testimony and documentation establish that the uses available in the proposed additional use category for the Property are compatible with surrounding uses and zoning districts in terms of suitability of location, impacts on the environment, noise, density, nature of use, traffic impacts, aesthetics, ability to develop adjacent properties under existing zoning and the potential influence on property values.
4. That this Application and the supporting testimony and documentation establish that the public infrastructure and services are available and capable of sufficiently accommodating the uses available in the proposed additional use category without compromising the public health, safety and welfare of the Town.
5. That this Application and the supporting testimony and documentation establish that there is a public need in the zoning district and the Town for the use proposed by the Application.
6. That this Application and the supporting testimony and documentation are in compliance with the applicable requirements in the Applications Manual.

D. Recommend approval of this Application and the rezoning of the Property to Buckwalter PUD with uses and density as set forth in the proposed Twelfth Amendment.

Respectfully submitted on behalf of the Owner this 21st day of February, 2020.

Burr & Forman LLP



Walter J. Nester, III

EXHIBIT “A” TO SUPPLEMENT

**South Carolina Secretary of State
Business Filings Report**

(please see attached)

South Carolina Secretary of State Mark Hammond

Business Entities Online

File, Search, and Retrieve Documents Electronically

BISHOP OF CHARLESTON**Corporate Information****Entity Type:** Nonprofit**Status:** Good Standing**Domestic/Foreign:** Domestic**Incorporated** South Carolina
State:**Registered Agent****Agent:** JOHN L. BARKER**Address:** 901 Orange Grove Road
Charleston, South Carolina 29407**Important Dates****Effective Date** 12/13/1880

:

Expiration N/A
Date:**Term End N/A**
Date:**Dissolved N/A**
Date:**Official Documents On File**

Filing Type	Filing Date
Notice of Change of Registered Office or Registered Agent or Both of a Nonprofit Corporation	07/03/2017
Change of Agent or Office	08/28/2007
Amendment	03/10/1999
Amendment	06/11/1984
Amendment	01/10/1901
Incorporation	12/13/1880

EXHIBIT “B” TO SUPPLEMENT

Property Deed

(please see attached)

7/13/00
guy

46006

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

LIMITED WARRANTY INDENTURE DEED 412
FOR MEGGETT TRACT

BEAUFORT COUNTY, S.C.
RECORDING FEES COLLECTED
COUNTY FEES \$ 0
STATE FEES \$ 9.27
9/27/00

TO WHOM ALL THESE PRESENTS MAY COME:

WHEREAS, UNION CAMP CORPORATION, a Virginia corporation, formerly known as Union Bag-Camp Paper Corporation, qualified to conduct business in the State of South Carolina (hereinafter "Grantor"), is the owner of certain real property situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, which Grantor may, subsequent to the date hereof, develop as a planned commercial development to be known as the Meggett Tract ("Meggett Tract"); and

WHEREAS, Grantor, is the owner of certain other real property in Beaufort County, South Carolina as described on Exhibit "A" attached hereto (the "Property") and desires to convey the Property in fee simple to The Bishop of Charleston, a corporation sole, ("Grantee"), whose mailing address is 119 Broad Street, Charleston, South Carolina 29401; and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the said Grantor, for and in consideration of the payment of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, paid to the said Grantor by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release to the Grantee, its successors and assigns, in fee simple, the following described real property (Property), to wit:

See Exhibit "A" attached hereto and made an integral part hereof.

Together with the easements, rights and benefits as provided in the Covenants; and as shown on the above-referenced plat; and as defined below.

The within conveyance is made subject to the following:

1. Real Estate Taxes and Assessments for the current year and all future years.
2. All recorded easements, terms, provisions, conditions, covenants, reservations and restrictions affecting the Property.
3. All applicable governmental restrictions and regulations, specifically including, without limitation, the provisions of the Beaufort County Development Standards Ordinance ("DSO") and amendments thereto, as may be imposed upon the Property.
4. The assumption by Grantee of any and all obligations imposed by Beaufort County or any provider of utility services for the payment of impact fees, building permit fees, aid to

Limited Warranty Indenture Deed
JPG/US&P
11/20/97

*

600 22

125

construction fees and any other costs and expenses incident to Grantee's proposed use of the Property.

5. All matters which remain executory and subsequently binding upon the Grantor and Grantee as set forth in the Purchase and Sale Agreement ("Purchase Agreement") between the parties dated the 25th day of November, 1997, specifically including the reservation of timber rights by Union Camp upon the Property as set forth in such Purchase Agreement.

6. The Property may be used for any lawful purpose, as permitted from time to time by applicable zoning and land use planning ordinances; PROVIDED, HOWEVER, that in no event may the Property, or any portion thereof, be used for any commercial use or for new or used auto and truck sales, mobile home sales, industrial or freight receipt and distribution facilities, all of which uses are strictly prohibited on the Property.

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7. All utilities on the Property shall be located underground, unless the utility provider is prohibited therefrom by statute, rule or regulation.

8. A buffer of fifty (50) feet around the perimeter boundary of the Property shall remain undeveloped but may be cleaned of underbrush and otherwise maintained by Grantee. Trees may be thinned or planted and a fence may be constructed therein as may be approved under the provisions of the DSO. Utility easements may be granted by Grantee within the buffer and roads may be constructed across it.

9. All construction of improvements shall comply with building guidelines established under the Beaufort County Development Standards Ordinance ("DSO"), specifically including Article XVII thereof incident to the U.S. Highway 27B Corridor Overlay District, but subject to Grantee's right to seek any variances therefrom.

10. It is the desire of Grantor that all buildings placed on the Property and all landscaping be constructed in a manner reasonably consistent and compatible with the character of the adjacent master planned development of the Meggett Tract.

All buildings will be considered in the round, since buildings will be viewed from all sides (i.e., they cannot have a special treatment only on the front or entry, but an architectural concept must be consistent throughout). Buildings can be simple but interesting in form. The number of materials used for the exterior of all buildings shall be kept to a minimum. One of these materials will clearly have a dominant role. Buildings will be designed to appear substantial and in no way temporary in nature. Materials used should support this intent; e.g., brick, well-finished concrete (precast or poured in place), architectural block, wood, and glass. Any equipment placed or operated on the exterior of any structure, including air conditioning and heating units, must have appropriate vegetative screening of said equipment which is designed to blend with the building architecture. All flues, vents, downspouts, and other appurtenances will be considered as part of the total architectural concept. The enclosure treatment of these elements will be indicated on elevations and plans. Material, color and all other pertinent information will also be specified.

Grantee shall submit plans for the construction of buildings and all other improvements to Grantor for Grantor's review and comment only, subject to the provisions hereof, with such comments to be delivered to Grantee not more than ten (10) days subsequent to receipt of two (2) complete sets of plans by Grantor. All subsequent owners of all or any portion of the Property shall

be obligated to submit plans for the construction of any improvements to Grantor for review and approval with such approval not to be unreasonably withheld or delayed.

11. No temporary building, trailer, mobile home, shed or facility shall be brought or placed upon the Property without the prior written approval of Grantor except that temporary job trailers, material storage facilities or sheds may be brought upon the Property as may be reasonably required for the construction of the improvements upon the Property upon the express condition that such construction related items are removed promptly with the completion of such construction activities.

This limited right in favor of Grantee shall be neither transferable nor assignable without the prior written permission of Grantor. 414

Together with the rights, members, hereditaments and appurtenances to the Property belonging or in any way incident or appertaining thereto.

IN ACCEPTING THIS DEED, the Grantee, for itself, its successors and assigns, herein expressly acknowledges and agrees that:

1. The Grantee hereby covenants and agrees to have secured all necessary permits and approvals from all governmental and quasi-governmental authorities having jurisdiction over development and construction activities for the Property and to have commenced construction of a church sanctuary upon the Property not more than sixty (60) months after the date of Closing. The specific terms regarding commencement of construction are set forth in the Option to Purchase Agreement (hereinafter "Option Agreement") and Memorandum of Option ("Memorandum of Option") of even date to be executed by Grantee concurrently with execution of the within instrument with such Option Agreement and Memorandum of Option incorporated herein and made an integral part hereof.

2. Grantor has the right to enforce the Covenants as herein set forth or in the Option Agreement by any legal or equitable proceeding Grantor may deem appropriate except as otherwise agreed in writing.

3. In the event Grantor elects to undertake any legal or equitable action to enforce the provisions hereof or for the recovery of any damages occasioned by Grantee's failure to honor the Covenants or as set forth in the instruments herein referenced, Grantee shall be liable for all such damages, together with all costs incident to such enforcement or collection action, specifically including Grantor's attorneys fees.

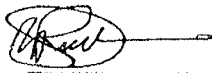
4. All of the forgoing covenants, restrictions and requirements shall run with the land and shall be binding upon the Grantee, its successors, successors-in-title and assigns, provided that Grantor reserves the right to waive any or all such covenants, restrictions and requirements as Grantor may, in its sole and absolute discretion, deem appropriate.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee, forever, in fee simple, subject to the affirmative obligations herein set forth assumed by Grantee upon acceptance of the within conveyance.

Subject to the conditions, restrictions, requirements and reservations set forth herein above, Grantor does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns, against the Grantor, its successors and assigns lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 25th day of November, 1997.

WITNESSES:

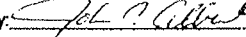


Unofficial Witness

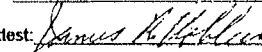
Betty M. Matthews
Notary Public

station1\wpdocs\okatie\agreements\okatie\indem. ca\okatiechurch

GRANTOR: UNION CAMP CORPORATION,
a Virginia corporation qualified to conduct
business in the State of South Carolina

By: 

Its: Sr. Vice President

Attest: 

Its: Asst. Secretary

415

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

ACKNOWLEDGMENT

I, Bettie M. Quattlebaum, Notary Public for Georgia do hereby certify that John C. Albert, Senior Vice President and James R. Kobleur, Assistant Secretary of Union Camp Corporation, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

416

Witness my hand and official seal this the 25th Day of November, 1997.

Bettie M. Quattlebaum

Notary Public for Georgia

My Commission Expires: BETTIE M. QUATTLEBAUM

Notary Public, Chatham County, Ga.
My Commission Expires Nov. 28, 1999

The undersigned Grantee, for itself, its successors and assigns, herewith accepts the conveyance of the Property as herein described and assumes the obligations imposed hereunder this 26th day of November, 1997.

WITNESSES:

GRANTEE:
The Bishop of Charleston
a corporation sole

417

Dennis A. Howard
Unofficial Witness
Barbara P. McKenzie
Notary Public
station11wpdooos/okatic/agreemts/ackwytiden/catholicchurch

By: + David B. Thompson
The Most Reverend David B. Thompson

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

I, Barbara P. McKenzie, Notary Public for South Carolina do hereby certify that The Bishop of Charleston, a corporation sole, by The Most Reverend David B. Thompson, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 26 Day of November, 1997.

Barbara P. McKenzie
Notary Public for South Carolina
My Commission Expires: 7/15/03

Exhibit "A"

ALL that certain piece, parcel and tract of land, containing 63.12 acres, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on a plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion Of Tax Parcel 600-13-46 The Meggett Tract", with said plat prepared by Connor & Associates, Inc., as certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, said plat dated the 14th day of November, 1997, and recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Plat Book 103 at Page 9.

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Said 63.12 acres is further described by metes and bounds as follows, to wit: Commencing at a concrete monument at the northern right-of-way of U.S. Highway 278 and the southeastern corner of said 63.12 acre parcel, said concrete monument being the POINT OF COMMENCING; thence north 06 degrees 41 minutes 18 seconds west for a distance of 1984.75 feet along the right-of-way of U.S. Highway 278 to an iron pin; thence north 03 degrees 18 minutes 42 seconds east for a distance of 2010.99 feet to an iron pin; thence south 53 degrees 22 minutes 22 seconds east for a distance of 2748.07 feet to a concrete monument; thence south 68 degrees 10 minutes 04 seconds west for a distance of 357.05 feet to an iron pin; thence south 01 degrees 25 minutes 31 seconds west for a distance of 350.10 feet to a concrete monument, said concrete monument being the POINT OF COMMENCING.

This being a portion of the same property conveyed to the within Grantor by Deed of Argent Lumber Company, with said Deed recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Deed Book 95 at Page 6.

The within instrument was prepared in the law offices of Jones, Scheider & Patterson, P.A. by James P. Scheider, Jr., Post Office Drawer 7049, Hilton Head Island, South Carolina 29938, 803-842-6111.

600-13-46 portion of

H+B 5920

FILED
JOHN A. SULLIVAN - RMC
BEAUFORT COUNTY, S.C.

97 DEC -1 PM 4:07

EX 994 PG 412
FOLDER#

RECORDED THIS 29 DAY
OF December 1997
BOOK AD PAGE 2357

Baron O. Burris - Jr.
CLERK, BEAUFORT COUNTY, S.C.

EXHIBIT “B-1” TO SUPPLEMENT

Deed to SCDOT

(please see attached)

THE STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

TITLE TO REAL ESTATE

Approximate Survey Station

Road/Route U. S. 278
 File 7.037178A
 Item _____
 Project EM08(006)
 PIN 37178 RD01
 Tract 42

BEAUFORT COUNTY SC- ROD
 BK 03040 PGS 2187-2189
 DATE: 03/02/2011 11:44:09 AM
 INST # 2011010755 RCPT# 641874

514+00 To 539+00 LT
 _____ To _____
 _____ To _____

KNOW ALL MEN BY THESE PRESENTS, That Bishop of Charleston, a Corporation Sole ("Grantor"), 1662 Ingram Road, Charleston, South Carolina 29407 in consideration of the sum of One Hundred Thousand and No/100 Dollars (\$100,000.00) and other valuable consideration to it in hand paid at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, Columbia, South Carolina, receipt of which is hereby acknowledged, have, subject to the exceptions set forth below, granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, all that certain real property of the Grantor described below that is owned in fee simple absolute From S.C. Rte. 170 To: Near Rd. S-474 on U. S. Route 278, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation and dated August 12, 2009.

SPECIAL PROVISIONS: Notwithstanding anything to the contrary herein, the within conveyance and the consideration given is only for that parcel of land containing 0.327 acre, more or less, and all improvements thereon (including Grantor's sign), owned by Grantor and shown as the "Area of Acquisition" on Exhibit A attached hereto and made a part hereof. This conveyance is made subject to all easements, covenants and restrictions of record and all matters shown on surveys of record or that would be reflected on a current survey. This being a portion of the property acquired from Union Camp Corporation by deed dated December 26, 1997, and recorded December 29, 1997 in Deed Book 994, Page 412 in the records for Beaufort County and shown as Tax Map No. R600-022-000-0125-0000.

Together with, all and singular, the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining.

And I (or we) do hereby bind myself (or ourselves), my (or our) heirs, executor and administrators, to warrant and forever defend all and singular said premises unto said South Carolina Department of Transportation, its successors and assigns, against myself (or ourselves) and my (or our) heirs and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

TO HAVE AND TO HOLD in fee simple, absolute and singular the said property and the rights hereinbefore granted, unto the said South Carolina Department of Transportation, its successors and assigns forever.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this 8th day of February, 2011, in the year of our Lord, Two Thousand and _____.

Signed, sealed and delivered in the presence of:

Clair H. Fowler
 1st Witness
Arnelia E. Strickland
 2nd Witness

BISHOP OF CHARLESTON, A CORPORATION SOLE

BY John E. Barker (L.S.)
Chief Financial Officer
 ITS: _____ (L.S.)

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF SC
 COUNTY OF Charleston

Personally appeared before me the undersigned witness and made oath that she/he saw the within named sign, seal and as their act and deed, deliver the within written instrument; and that she/he with the other witness whose signature appears above witnessed the execution thereof.

Elaine H. Fowler
 1st Witness

SWORN to before me this 8th
 day of February, 20 11

Arnelia E. Strickland
 NOTARY PUBLIC FOR South Carolina

My Commission Expires: 1-23-2017

RECORDED
 2011 Mar -25 09:34 AM
Sharon P. Bernie
 BEAUFORT COUNTY AUDITOR

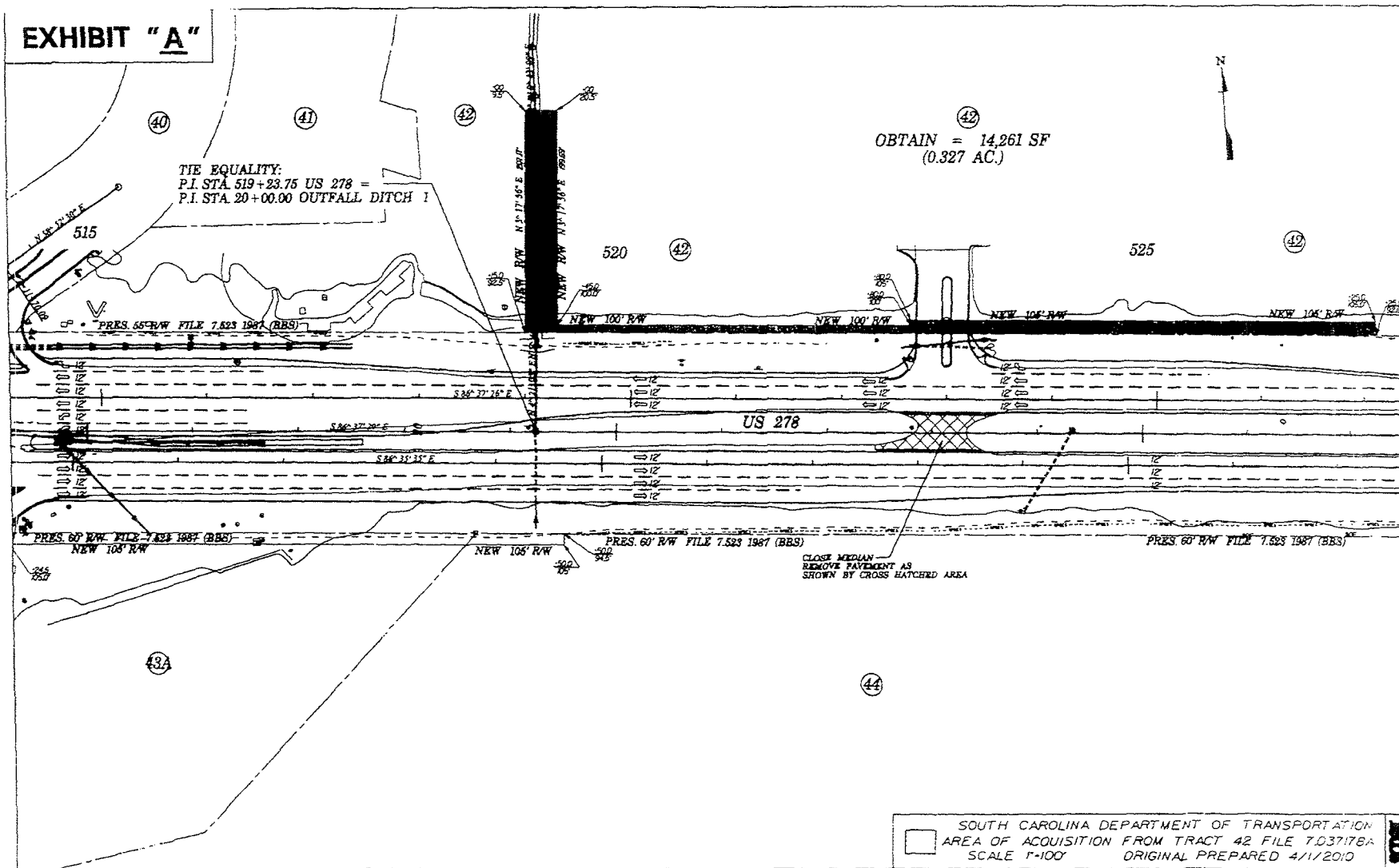
Title approved by the South Carolina Department of Transportation

GRANTEE'S ADDRESS: SCDOT, Director, Rights of Way, P.O. Box 191, Columbia, SC 29202-0191

Checked 2/18/11 By CPC
 Recorded _____ By _____
 Project _____ File No. _____

Tract 42

EXHIBIT "A"



STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

Road/Route **US 278**
File **7.037178A**
Item
Project **EM08(006)**
PIN **37178 RD01**

AFFIDAVIT

PERSONALLY appeared before me the undersigned, being duly sworn, deposes and says:

Property located on the above road or route, bearing a portion of Tax Map Number **R60002200001250000** in **BEAUFORT** COUNTY, was transferred by **Bishop of Charleston, a Corporation Sole** to the South Carolina Department of Transportation on **February 8, 2011**.

The above transaction is exempt, or partially exempt from the recording fee as set forth in S. C. Code Ann. Section 12-24-10 et.seq. because the deed is transferring realty to the State, its agencies and departments, and its political subdivisions, including school districts (Section 12-24-40(2).)

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Right of Way Agent for the South Carolina Department of Transportation.

I further understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Responsible Person Connected with the Transaction

SWORN to before me this 16th

day of February, 2011


NOTARY PUBLIC FOR South Carolina

My Commission Expires January 29, 2017

EXHIBIT “B-2” TO SUPPLEMENT

Deed to Beaufort County

(please see attached)

4
NC FB
Beaufort County
att

BEAUFORT COUNTY SC - ROD
BK 3460 Pgs 1928-1931
FILE NUM 2016005711
02/05/2016 08:32:16 AM
REC'D BY pbaxley RCPT# 800814
RECORDING FEES \$0.00

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

DEED OF RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS, that **The Bishop of Charleston, a Corporation Sole** ("Grantor"), in the state aforesaid for and in consideration of the sum of **TEN and 00/100 DOLLARS (\$10.00)**, to it in hand paid at and before the sealing of these presents by **Beaufort County, a political subdivision of the State of South Carolina** ("Grantee"), Post Office Drawer 1228, Beaufort, SC 29901, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release, subject to the restrictions, reservations and conditions and right of reverter set forth below, unto **Beaufort County, a political subdivision of the State of South Carolina**, its successors and assigns, the following described properties, in fee simple determinable, for the purpose of constructing, using and maintain thereon County roads for the use of the general public (the "Frontage Roads").

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION OF THE RIGHT-OF-WAY AREA (THE "PROPERTY")

This conveyance is made subject to the following conditions and reservations:

1. Grantor, for itself and its successors and assigns, expressly reserves the right, at its option, to harvest all trees within the Property, and to install lighting, irrigation and/or landscaping within the unpaved portion of the Property, provided that Grantor, its successors or assigns, shall be obligated to maintain such improvements in good condition and repair, and any such improvements shall be made in accordance with plans for same that shall be submitted to Grantee for approval, which approval shall not be unreasonably withheld, conditioned or delayed.
2. Grantor, for itself and its successors and assigns, reserves the right to have a minimum of three curb cuts on the Frontage Road described on Exhibit A as Right-of-Way 2 (East Road), one on the north side of the road, and two on the south side of the road, the exact locations of which shall be subject to the approval of Grantee, which consent shall not be unreasonably withheld, conditioned or delayed.
3. Grantor, for itself and its successors and assigns, reserves the right for the benefit of Grantee's property located between U.S. Highway 278 and the Frontage Road described on Exhibit A as Right-of-Way 2 (East Road), for surface water drainage through pipes to be run from said property, underneath the Frontage Road, to the drainage lagoon located on the north side of said Frontage Road; provided, however, the plans for the construction of said pipes shall be submitted to Grantee in conjunction with the plans for said Frontage Road and shall be subject to the approval of Grantee, and Grantor shall be responsible for the maintenance of said pipes and for the repair of any damage caused by such maintenance.
4. This conveyance is made subject to all easements, restrictions, reservations and conditions of record or that would be shown on a current survey of the Property, provided that such conditions do not adversely affect the use of the Property for the purposes of the construction and maintenance by Grantee of the Frontage Roads to be constructed on the Property and the full utilization by Grantee and the general public of the Frontage Roads.
5. This conveyance is also expressly conditioned upon the following conditions, and the Property shall revert to and be merged with the title of Grantor, its successors or assigns, in the event of the failure of: (i) Grantee to complete the construction of the Frontage Roads to be constructed thereon,

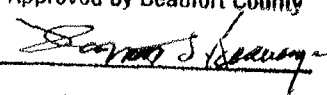
Approved by Beaufort County

Legal Department

EXHIBIT A

RIGHT-OF-WAY 1 (WEST ROAD)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SHOWN AS "THE BISHOP OF CHARLESTON TMS #R600-022-000-0125-0000 - PROPOSED R/W 1" AND BEING SHOWN AND DESIGNATED ON A RIGHT-OF-WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH PREPARED FOR WARD EDWARDS BY WILLIAM H. GRAY, JR. OF ATLAS SURVEYING, INC. DATED DECEMBER 10, 2015, COMMENCING AT AN IRON PIN ALONG THE NORTHERN RIGHT-OF-WAY OF U.S. HIGHWAY 278, BEING LABELED AS POINT OF COMMENCEMENT LABELED "POB 1", THENCE RUNNING N03°23'29"E FOR A DISTANCE OF 58.15' TO A POINT (BEING THE POINT OF BEGINNING); THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 21.31' TO A POINT; THENCE RUNNING N03°18'42"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 21.38' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 30.03' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 559.01' TO A POINT; THENCE RUNNING S03°18'42"W FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 559.07' TO A POINT; THENCE RUNNING N03°23'22"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 30.03' TO A POINT; THENCE RUNNING S03°23'29"W FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S03°23'29"W FOR A DISTANCE OF 58.15' TO THE POINT OF BEGINNING. LESS AND EXCEPTING THE 50.00' (THE WIDTH OF THE ROAD) BY 30.03' STRIP OF LAND APPROXIMATELY 21.3' FROM THE WESTERN BOUNDARY OF SAID R/W 1 THAT WAS DEEDED TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION BY DEED DATED FEBRUARY 8, 2011 AND RECORDED MARCH 2, 2011 IN BOOK 03040, PAGE 2187 IN THE ROD OFFICE OF BEAUFORT COUNTY, SOUTH CAROLINA.

RIGHT-OF-WAY 2 (EAST ROAD)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND AS SHOWN AS "THE BISHOP OF CHARLESTON TMS #R600-022-000-0125-0000 - PROPOSED R/W 2" AND BEING SHOWN AND DESIGNATED ON A RIGHT-OF-WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH PREPARED FOR WARD EDWARDS BY WILLIAM H. GRAY, JR. OF ATLAS SURVEYING, INC. DATED DECEMBER 10, 2015, COMMENCING AT A CONCRETE MONUMENT (3" CMF) (OFFSET 1.5') AT THE INTERSECTION OF "BLUFFTON TOWNSHIP FIRE DISTRICT" (TMS R600 022 000 0316 0000) AND THE PROPERTY OF GRANTOR, THENCE RUNNING S01°25'31"W FOR A DISTANCE OF 18.40' TO A POINT, BEING LABELED AS "POB 2" (BEING THE POINT OF BEGINNING); THENCE RUNNING S01°25'31"W FOR A DISTANCE OF 136.24' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 39.16', HAVING A RADIUS OF 475.00' AND A LONG CHORD OF N34°09'35"W 39.15' TO A POINT; THENCE RUNNING N36°31'18"W FOR A DISTANCE OF 60.80' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 415.90', HAVING A RADIUS OF 475.00' AND A LONG CHORD OF N61°36'18"W 402.74' TO A POINT; THENCE RUNNING N86°41'18"W FOR A DISTANCE OF 389.90' TO A POINT; THENCE RUNNING N03°18'42"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S86°41'18"E FOR A DISTANCE OF 389.90' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 452.15', HAVING A RADIUS OF 525.00' AND A LONG CHORD OF N62°00'56"W 438.31' TO A POINT; THENCE RUNNING N53°28'42"E FOR A DISTANCE OF 32.22' TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED RIGHTS-OF-WAY ARE A PORTION OF TMS #R600-022-000-0125-0000 AND ARE ALSO SHOWN ON EXHIBIT A-1 ATTACHED.

DERIVATION: THIS BEING THE SAME PROPERTY CONVEYED TO BISHOP OF CHARLESTON, A CORPORATION SOLE BY DEED OF UNION CAMP CORPORATION DATED DECEMBER 26, 1997 AND RECORDED DECEMBER 29, 1997 IN DEED BOOK 994, PAGE 412 IN THE ROD OFFICE OF BEAUFORT COUNTY, SOUTH CAROLINA.

DK

EXHIBIT “B-3” TO SUPPLEMENT

Deed to BJWSA

(please see attached)

4/10/18 Tupper 8385

RECORDED
2018 May -30 01:53 PM

S. Dean
BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC - R00
BK 3669 Pgs 2349-2352
FILE NUM 2018027452
05/22/2018 04:03:58 PM
REC'D BY rbing RCPT# 892096
RECORDING FEES \$10.00

This instrument was prepared by the law firm of
Tupper, Grimsley, Dean & Canaday, P.A.
611 Bay Street
Beaufort, SC 29902
843/524-1116

ADD DMP Record 5/23/2018 10:52:53 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	022	000	1120	0000	00

TG&D File #0075

TAX REF: R600 022 000 0125 0000 (PORTION OF)

*****AREA ABOVE THIS LINE RESERVED FOR RECORDING*****

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT) **TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, THAT BISHOP OF CHARLESTON, a Corporation Sole, in the State aforesaid, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), to me in hand paid at and before the sealing of these presents by BEAUFORT-JASPER WATER & SEWER AUTHORITY, INC., 6 Snake Road, Okatie, South Carolina 29909 (sometimes referred to herein as "Grantee"), in the State aforesaid, for which the receipt whereof is hereby acknowledged, have, subject to the easements, restrictions, reservations and conditions set forth below, granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said BEAUFORT-JASPER WATER & SEWER AUTHORITY, INC., its Successors and Assigns forever, the following described real property, to-wit:

SEE ATTACHED SCHEDULE "A"

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

This conveyance is made subject to all easements, restrictions, reservations and conditions of record and matters that would be reflected on a current survey of the property. Furthermore,

Grantor, for itself and its successors and assigns, reserves the right, from time to time, to relocate the access easement serving the property at its own expense. In the event that Grantor should determine it necessary or appropriate to relocate the New BJWSA Pump Station and the Access Easement (as defined on Schedule A) in the future, Grantee, by accepting this Title to Real Estate, agrees for itself and its successors and assigns to cooperate reasonably with Grantor to relocate the New BJWSA Pump Station and Access Easement to a new location on Grantor's property to be conveyed to Grantee in exchange for the reconveyance to Grantor of the property described on Schedule A, all at Grantor's sole cost.

TO HAVE AND TO HOLD, all and singular the said Premises before mentioned unto the said BEAUFORT-JASPER WATER & SEWER AUTHORITY, INC., its Successors and Assigns forever.

AND, Grantor does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the said Premises unto the said BEAUFORT-JASPER WATER & SEWER AUTHORITY, INC., its Successors and Assigns, from and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

[The remainder of this page intentionally left blank. The signature page follows.]

By: John L. Barker
Name: John L. Barker
Its: CFD

STATE OF SOUTH CAROLINA)
)SS **ACKNOWLEDGMENT**
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me by Bishop of Charleston, a Corporation Sole, by John L. Barker, its CFO.

WITNESS my signature as of the 4th day of May, 2018.

Gaine, A. Fowles (H.S.)

Notary Public for South Carolina

Printed Name of Notary Public:

Elaine H. Fowler

My Commission Expires: 12/15/2026

SCHEDULE "A"

ALL that certain piece, parcel or lot of land, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, containing 2,500 Sq. Ft., 0.057 Ac., and designated as NEW BJWSA PUMP STATION on that certain plat consisting of three (3) pages, entitled "A Subdivision and Utility/Access Easement Plat at St. Gregory the Great Sewer Expansion" prepared by Atlas Surveying, Inc., certified by Mark Ellis Lamb, Sr., dated March 12, 2018, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 149 at Page 63.

Together with the right of ingress and egress over and upon the "30' New BJWSA Access Easement", as depicted on the above-referenced plat, and other property of Grantor necessary to access and connect the property hereinabove described to the right of way of S.C. Highway 278.

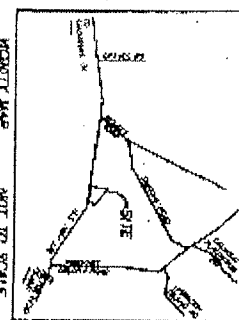
This being a portion of the property conveyed to the Grantor herein by deed of Union Camp Corporation dated November 25, 1997, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Records Book 994 at Page 412.

TAX REF: R600 022 000 0125 0000 (portion of)

EXHIBIT “C” TO SUPPLEMENT

Boundary Plat

(please see attached)



NOT TO SCALE

Lot	OS/Arch	LS Arch
12	MS/MS/MS	44/57
13	MS/MS/MS	20/20
14	MS/MS/MS	19/20
15	MS/MS/MS	20/20

[illegible]

ALBUQUERQUE STATION	ACRES
ALBU	
HIGH CROWN	38.5
MELINDA	23.5
TOTAL	62.0

SALES PROMOTE
PROMOTE & ADVERTISE
FOR PROMOTE 600-22-7

A PORTION OF THE MEGGETT TRACT


U.S. AIR FORCE
R/W 444035

[illegible]

COMMUNIST ASSOCIATES
NO. 100132

1. HENRY STATE THAT TO THE BEST OF HIS KNOWLEDGE, INFORMATION, AND BELIEF, THE SUBJECT PERSON PERFORMED HIS WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE STANDARDS AND FOR THE PROTECTION OF THE SUBJECT PERSON'S HEALTH AND SAFETY, AND THAT HE WAS NOT AWARE OF ANY VIOLATIONS OF THE STANDARDS FOR A CLASS OF SUBJECTS.

7. MEMORANDUM FOR THE JUDGE, CHIEF OF INVESTIGATION.
8. THIS SET LIES IN A BOX IN THE OFFICE OF THE JUDGE, CHIEF OF INVESTIGATION. IT IS A SET OF THE JUDGE'S OWN WORK, AND IS NOT A SET OF THE JUDGE'S OWN WORK.
9. THE SET LIES IN A BOX IN THE OFFICE OF THE JUDGE, CHIEF OF INVESTIGATION. IT IS A SET OF THE JUDGE'S OWN WORK, AND IS NOT A SET OF THE JUDGE'S OWN WORK.



A BOUNDRY PLAT OF
63.12 ACRES
A PORTION OF TAX PARCEL 600-13-46
THE MEGGETT TRACT
U.S. HIGHWAY 238
BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA



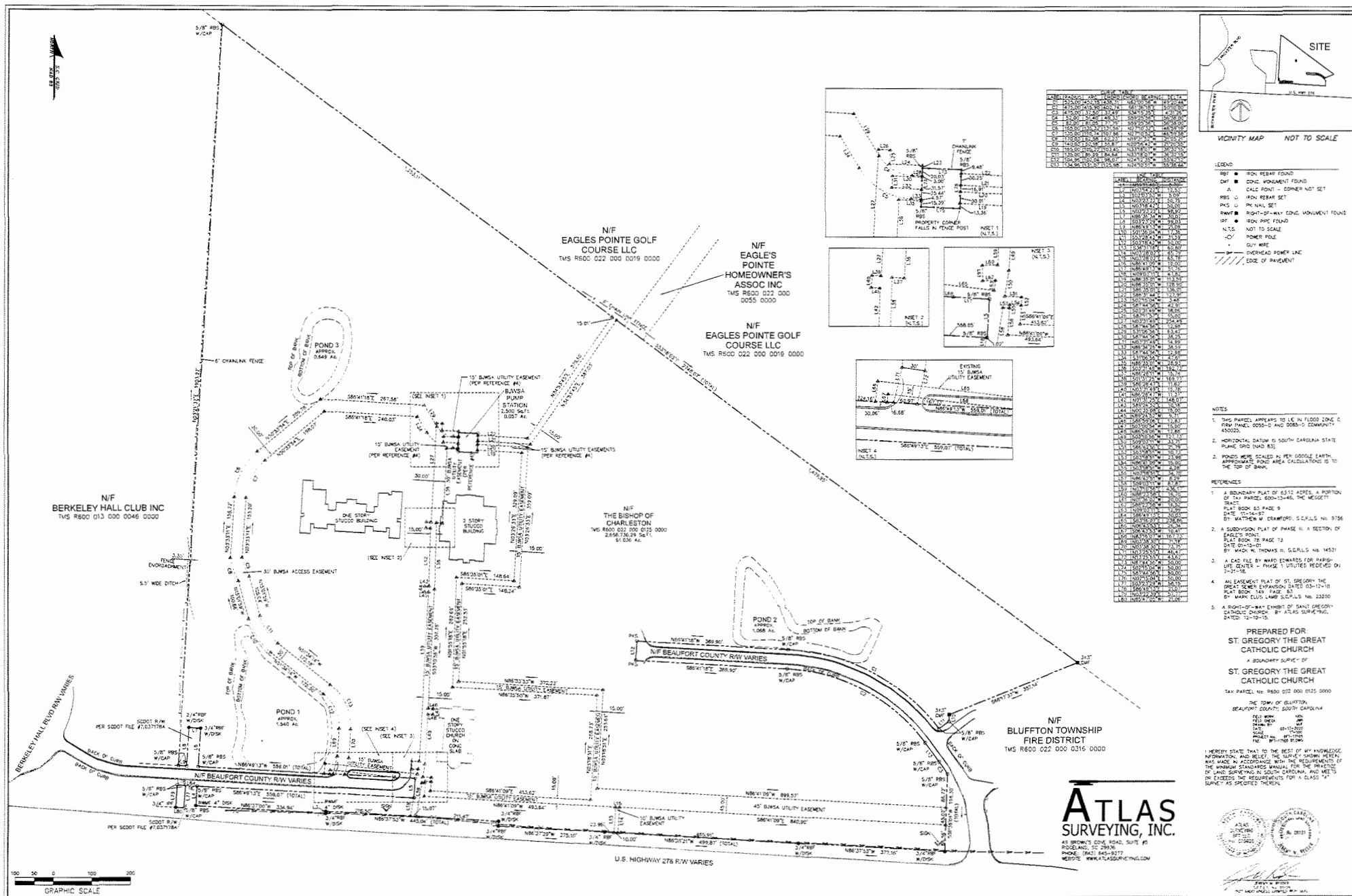
CONNOR AND ASSOCIATES, INC.
engineers + planners + surveyors

P.O. BOX 581
ELIZABETH SOUTH CAROLINA 29540
TEL: 843-333-0000 / FAX: 843-333-0000

SEE
1-5-1

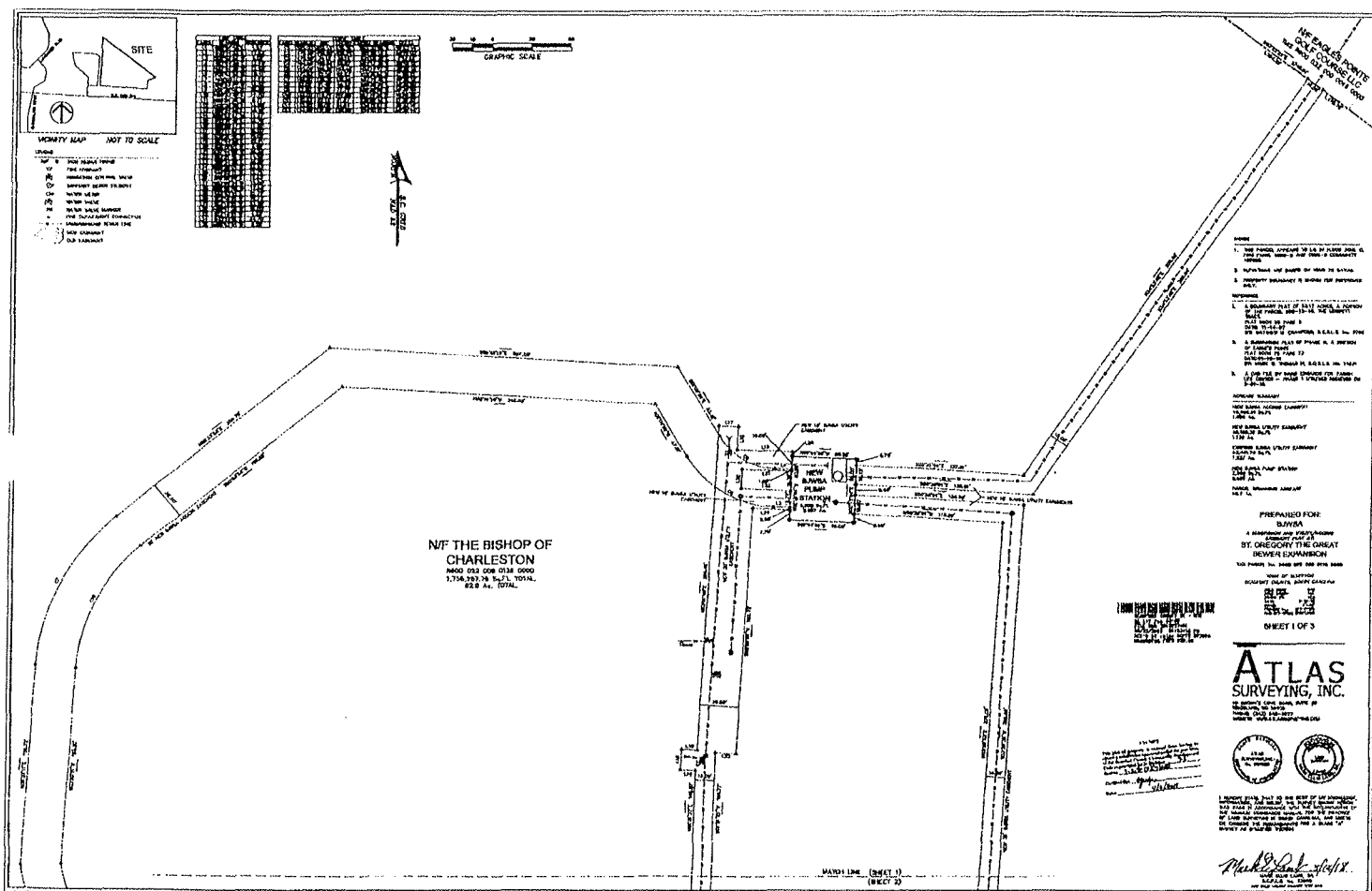
EXHIBIT “C-1” TO SUPPLEMENT
A Boundary Survey of St. Gregory the Great Catholic Church

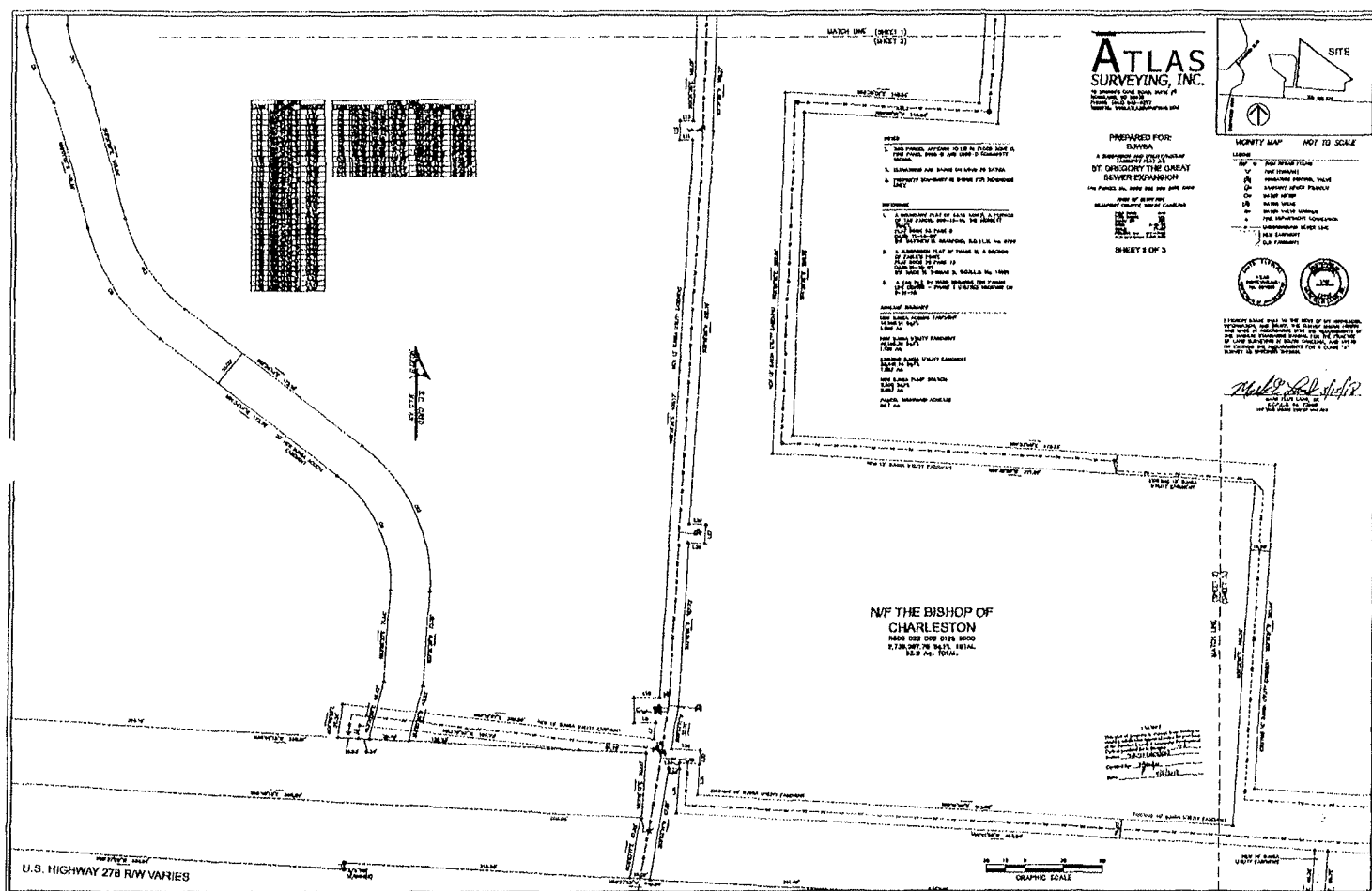
(please see attached)

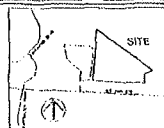


**EXHIBIT “C-2” TO SUPPLEMENT
A Subdivision and Utility Access Easement Plat**

(please see attached)







PREPARED FOR
ILNUSA
A DIVISION OF INTERNATIONAL
INDUSTRY - UNITED STATES
ST. GREGORY THE GREAT
NEWER EXHIBITION
1220 PINE ST. 3RD FLOOR NEW YORK, N.Y. 10038
Name of the company
to be contacted: ST. GREGORY THE GREAT
Address:
City:
State:
Country:
Phone:
Fax:
E-mail:
Subject:

QUESTION

1. A patient with a history of chronic renal failure is admitted to the hospital with a new onset of shortness of breath and peripheral edema. The patient's vital signs are: BP 150/90 mmHg, HR 110 bpm, RR 24 breaths/min, and SpO₂ 92% on room air. The patient's physical examination reveals crackles in the lower lung fields and 2+ pitting edema in the lower extremities. The patient's laboratory studies show a hemoglobin of 10 g/dL, hematocrit of 30%, and a serum ferritin of 100 ng/mL. The patient's chest X-ray shows bilateral pulmonary vascular congestion and a small pleural effusion on the right side. The patient's echocardiogram shows a normal left ventricular size and function, and a normal right ventricular size and function. The patient's electrocardiogram shows a normal sinus rhythm with a heart rate of 110 bpm. The patient's arterial blood gas analysis shows a pH of 7.38, a partial pressure of oxygen (PO₂) of 100 mmHg, a partial pressure of carbon dioxide (PCO₂) of 40 mmHg, and a bicarbonate (HCO₃⁻) of 24 mmol/L. The patient's serum electrolytes show a sodium of 135 mEq/L, a potassium of 4.0 mEq/L, a calcium of 10.0 mg/dL, a magnesium of 2.0 mg/dL, a phosphate of 3.0 mg/dL, and a creatinine of 2.5 mg/dL. The patient's serum albumin is 3.5 g/dL. The patient's serum uric acid is 6.0 mg/dL. The patient's serum lactate dehydrogenase (LDH) is 1000 U/L. The patient's serum ferritin is 100 ng/mL. The patient's serum ferritin is 100 ng/mL. The patient's serum ferritin is 100 ng/mL.

ANSWER

1. The patient's symptoms and physical examination findings are consistent with heart failure. The patient's chest X-ray and echocardiogram findings are also consistent with heart failure. The patient's laboratory studies show a normal hemoglobin and hematocrit, which is consistent with a chronic renal failure. The patient's serum ferritin is 100 ng/mL, which is within the normal range. The patient's chest X-ray shows bilateral pulmonary vascular congestion and a small pleural effusion on the right side. The patient's echocardiogram shows a normal left ventricular size and function, and a normal right ventricular size and function. The patient's electrocardiogram shows a normal sinus rhythm with a heart rate of 110 bpm. The patient's arterial blood gas analysis shows a pH of 7.38, a partial pressure of oxygen (PO₂) of 100 mmHg, a partial pressure of carbon dioxide (PCO₂) of 40 mmHg, and a bicarbonate (HCO₃⁻) of 24 mmol/L. The patient's serum electrolytes show a sodium of 135 mEq/L, a potassium of 4.0 mEq/L, a calcium of 10.0 mg/dL, a magnesium of 2.0 mg/dL, a phosphate of 3.0 mg/dL, and a creatinine of 2.5 mg/dL. The patient's serum albumin is 3.5 g/dL. The patient's serum uric acid is 6.0 mg/dL. The patient's serum lactate dehydrogenase (LDH) is 1000 U/L. The patient's serum ferritin is 100 ng/mL. The patient's serum ferritin is 100 ng/mL. The patient's serum ferritin is 100 ng/mL.

[illegible]

U.S. HIGHWAY 270 R/W VARIES

EXHIBIT “D” TO SUPPLEMENT

Existing Conditions Plan

(please see attached)



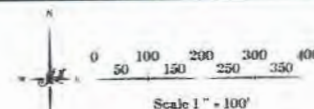
LEGEND

- (A) EXISTING CHURCH
(~ 12,000 S.F.)
- (B) EXISTING SCHOOL
(~ 27,000 S.F.)
- (C) RESSURECTION GARDEN
- (D) EXISTING PARKING
(~ 530 SPACES)
- (E) STORMWATER POND
- (F) FUTURE DEVELOPMENT/
PARKING EXPANSION
- (G) PARISH LIFE CENTER
- (H) COURTYARD
- (I) MULTI-PURPOSE FIELD
- (J) FUTURE MAIN CHURCH

Wanner Jones Keeser
Ltd.
ARCHITECTS
PLANNERS
ENGINEERS

MAY 2000

EXISTING CONDITIONS PLAN FOR ST. GREGORY THE GREAT BLUFFTON, SOUTH CAROLINA



Note: Plan is conceptual in nature and subject to change

EXHIBIT “E” TO SUPPLEMENT

**Future Annexation Area Map
(Map 8.1)
of the Comprehensive Plan**

(please see attached)

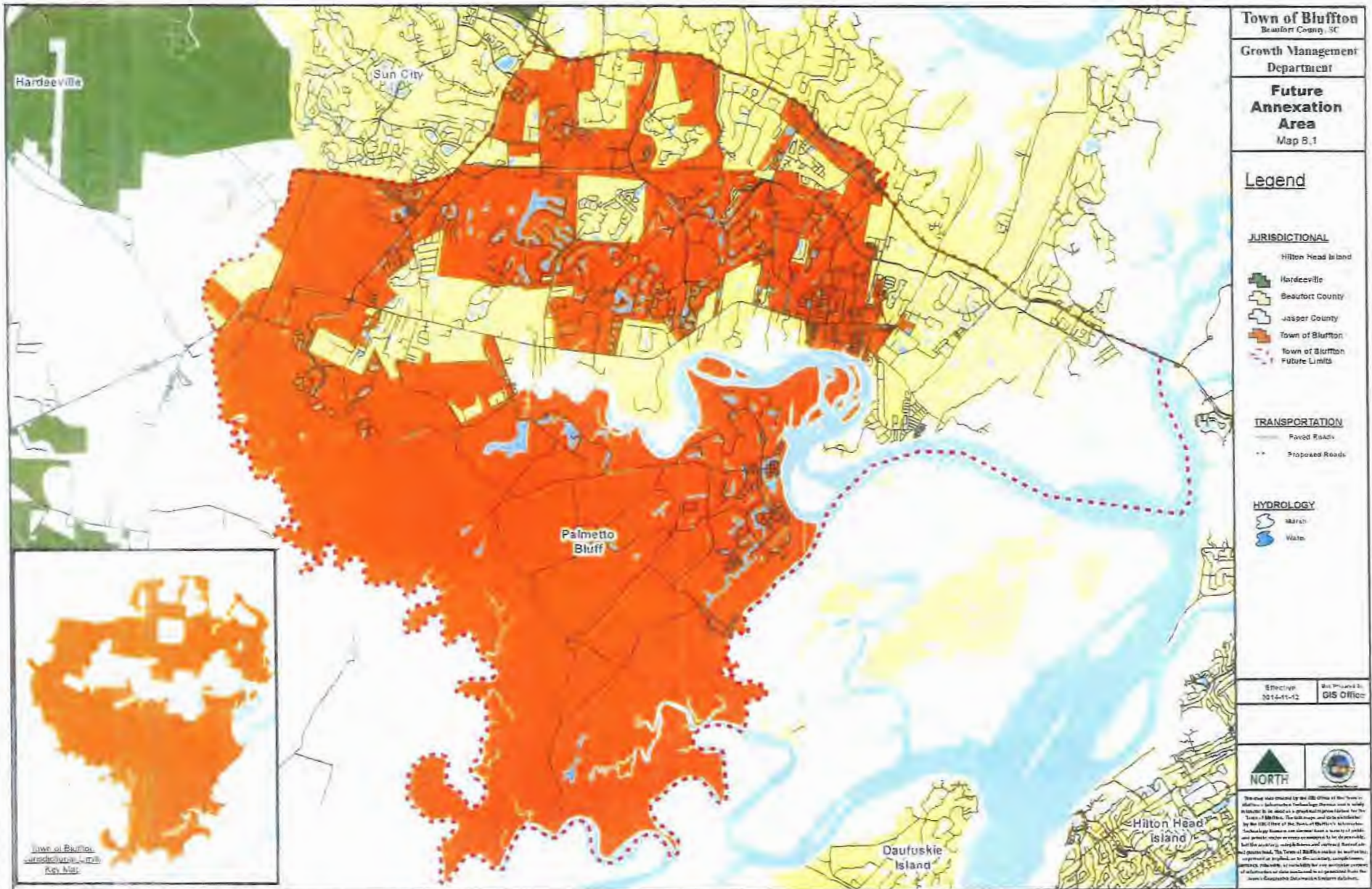
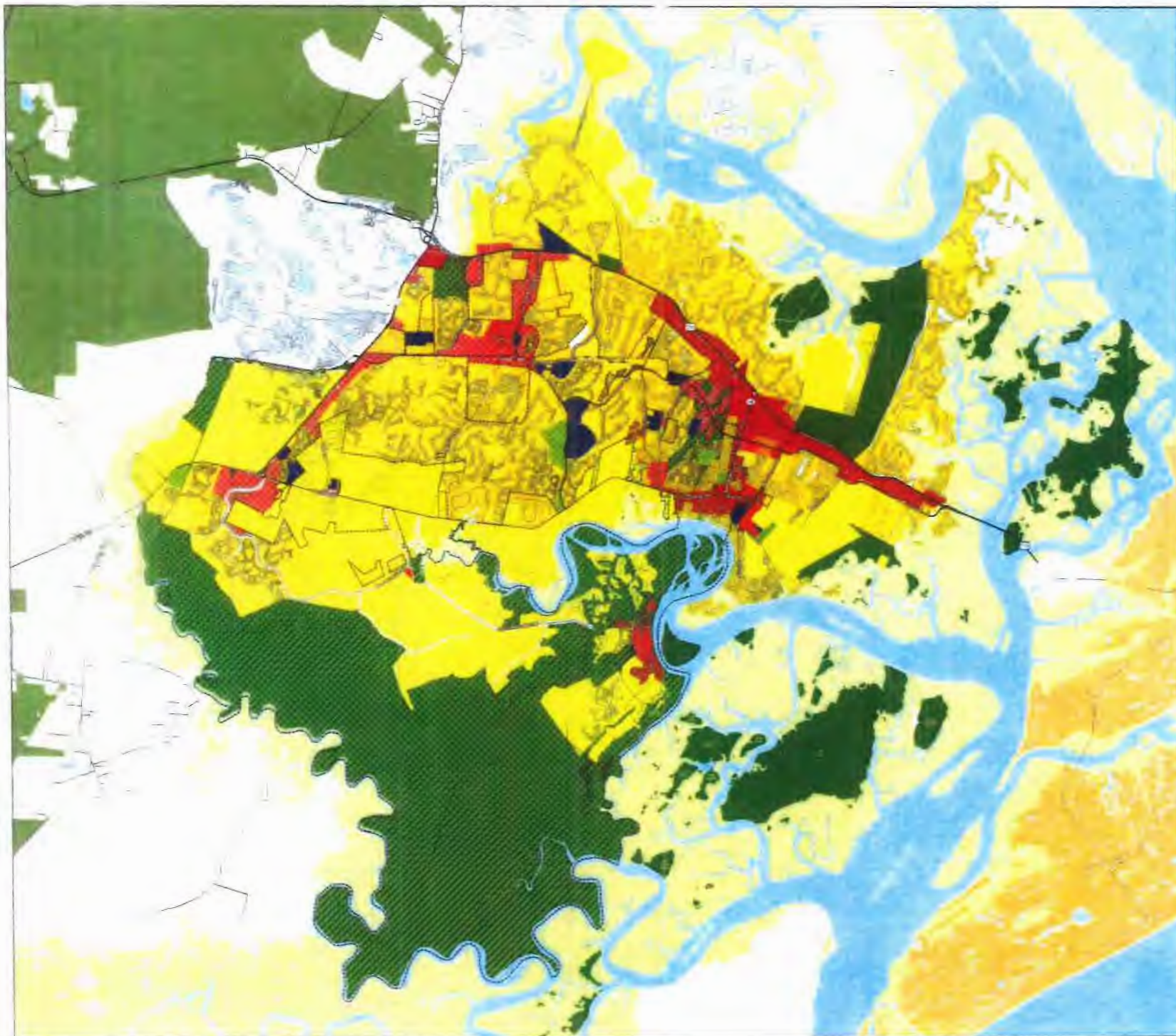


EXHIBIT “E-1” TO SUPPLEMENT

**Future Land Use Map
of the Comprehensive Plan**

(please see attached)



Town of Bluffton Beaufort County, SC

Information
Technology Department

FUTURE LAND USE

Legend

FUTURE LAND USE

- High Intensity Commercial
- Medium Intensity Commercial
- Low Intensity Commercial
- Mixed Use
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Civic/ Institutional
- Recreation/ Open Space
- Conservation/ Preservation
- In PUO

JURISDICTIONAL

- Hilton Head Island
- Hardeeville
- Beaufort County
- Jasper County
- Bluffton Town Limit

MISCELLANEOUS

- Bluffton Parcel Lines
- Beaufort County Parcel Lines
- Jasper County Parcel Lines

TRANSPORTATION

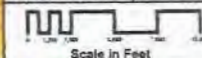
- Paved Road
- Bluffton Parkway (Proposed)

HYDROLOGY

- Marsh
- Water

Adopted: 5/9/2007
Revised: 12/05/2014
Updated: 3/20/2019

Map Prepared By:
Ryan Coleman, GISP



DISCLAIMER:
This map was created by the GIS Office of the Town of Bluffton's Information Technology Department and is solely intended to be used as a general representation for the "use" of Bluffton. The GIS Office and its staff do not warrant the accuracy, completeness, or timeliness of the information contained in this map. The Town of Bluffton makes no representation, warranty, or guarantee, as to the accuracy, completeness, timeliness, or suitability of any information presented in this map. The Town of Bluffton is not responsible for any errors or omissions in this map, and no liability shall be incurred by the Town of Bluffton for any such errors or omissions.

EXHIBIT “F” TO SUPPLEMENT

Town Growth Management Department Planned Unit Development Map

(please see attached)

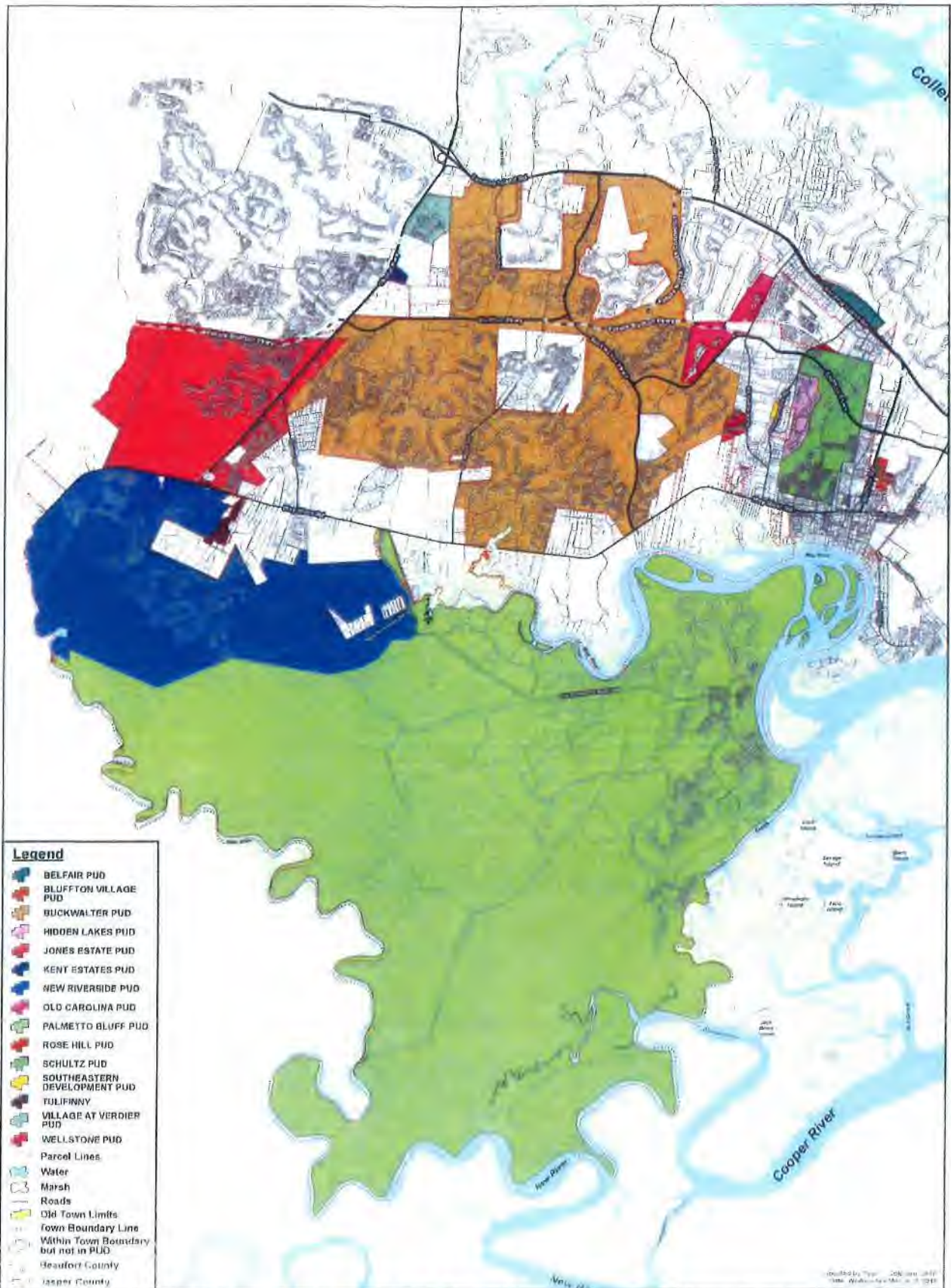


EXHIBIT “G” TO SUPPLEMENT
Amended Petition for Annexation

(please see attached)

STATE OF SOUTH CAROLINA) AMENDED PETITION FOR ANNEXATION
) TO
COUNTY OF BEAUFORT) THE TOWN OF BLUFFTON, SOUTH CAROLINA

**TO THE HONORABLE MAYOR AND TOWN COUNCIL OF THE TOWN OF BLUFFTON,
SOUTH CAROLINA**

The undersigned petitioner, being the 100% freehold owner of the real property hereinafter described on Exhibit "A" attached hereto and made a part hereof being a 61.036 acre parcel of real property identified by Beaufort County Tax Map number **R600 022 000 0125 0000**, requests annexation into the Town of Bluffton, South Carolina and does hereby petition the Honorable Mayor and Town Council of the Town of Bluffton so as to become a part thereof pursuant to Section 5 – 3 – 150(3) of the South Carolina Code of Laws.

1. The property to be annexed is that described and set forth in Exhibit “A” attached hereto and made a part hereof (the “**Property**”).
2. The Property comprises approximately 61.036 acres and is located on the northern side of U.S. Highway 278 across from the Buckwalter Planned Unit Development as shown on that certain boundary survey entitled “Boundary Survey Prepared for: St. Gregory the Great Catholic Church,” dated December 19, 2019, prepared by Atlas Surveying, Inc., Jeremy W. Reeder, SCPLS # 28159.
3. The Property is adjacent to other lands within the Town of Bluffton.
4. The petitioner requests that the Property be zoned Buckwalter Planned Unit Development and Saint Gregory the Great Planning Area.

WHEREFORE, your petitioner prays that the Town of Bluffton agrees to accept this petition and annex the aforesaid described Property.

IN WITNESS WHEREOF, petitioner has hereunto set its hand and seal this 6th day of February, 2020.

WITNESSES:

Elaine H. Fowler
(Witness signs here)

Amelia S. Aust
(Witness signs here)

THE BISHOP OF CHARLESTON

A Corporation Sole

By: John L. Barker
Its: Chief Financial Officer

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 63.12 acres, more or less, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on a plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion Of Tax Parcel 600-13-46 The Meggett Tract", prepared by Connor & Associates, Inc., certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, dated November 14, 1997 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 63 at Page 9.

LESS AND EXCEPT that certain 0.33 acre parcel, more or less, shown as "Area of Acquisition" on that certain Title to Real Estate date February 11, 2011 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3040 at Page 2187.

LESS AND EXCEPT those certain "Frontage Roads" more particularly shown and described in that certain Deed of Right-of-Way in favor of Beaufort County, a political subdivision of the State of South Carolina dated December 14, 2015 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3460 at Pages 1928-1931.

LESS AND EXCEPT that certain 0.057 acre parcel, more or less, designated as "New Pump Station" on that certain plat of survey consisting of three (3) pages, entitled "A Subdivision and Utility/Access Easement Plat at St. Gregory the Great Sewer Expansion," prepared by Atlas Surveying Inc., certified by Mark Ellis Lamb, Sr., dated March 12, 2018 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 149 at Page 63.

TMS #: R600 022 000 0125 0000

Its: DIRECTOR OF ENGINEERING

EXHIBIT "A"

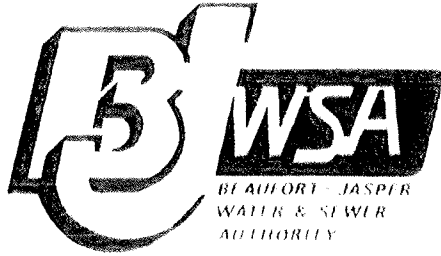
ALL that certain piece, parcel, and tract of land containing 0.057 acres, more or less, designated as "New Pump Station" on that certain plat of survey consisting of three (3) pages, entitled "A Subdivision and Utility/Access Easement Plat at St. Gregory the Great Sewer Expansion," prepared by Atlas Surveying Inc., certified by Mark Ellis Lamb, Sr., dated March 12, 2018 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 149 at Page 63.

TMS #: R600 022 000 1120 0000

EXHIBIT “H” TO SUPPLEMENT

Agency Letter

(please see attached)



Our mission: Inspire trust and enhance public health

655 N. Main Street, Bluffton, SC 29909-4937
Phone 843.987.8100 Fax 843.987.0606
Customer Service 843.987.9200
Operations & Maintenance 843.987.8016
Engineering 843.987.8065
www.bjwsa.org

JOE MANTELLA, PE, GENERAL MANAGER
843.987.8011 (or) 843.987.1002 (cell)

July 1, 2019

Planning Commission and
Town Council of the Town of Bluffton

Re: Petition for Annexation – Saint Gregory the Great Catholic Church Campus BJWSA
Pump Station Site – Beaufort County Tax Map R600 022 000 1120 0000

Dear Ladies and Gentlemen:

Please let this letter serve to evidence the authorization by the owner of the property identified above for the Bishop of Charleston, a Corporation sole, to submit a Petition for Annexation (100% Petition Method), Application for Zoning Map Amendment and Amendment to the Town Comprehensive Plan and any related or associate applications necessary and appropriate to accomplish the proposed annexation of the above referenced parcel.

Sincerely,


Brian Chemsak, PE

Typed Name: _____
Typed Title: _____
Typed Date: _____

Typed Name: _____
Typed Title: _____
Typed Date: _____

Typed Name: _____
Typed Title: _____
Typed Date: _____

EXHIBIT “I” TO SUPPLEMENT

Zoning Verification Letter

(please see attached)



COUNTY COUNCIL OF BEAUFORT COUNTY

Beaufort County Community Development

Multi Government Center • 100 Ribaut Road
Post Office Drawer 1228, Beaufort, SC 29901-1228
OFFICE (843) 255-2170
FAX (843) 255-9446

March 12, 2019

Mr. Walter J. Nester, III
Burr & Forman LLP
Post Office Drawer 3
Hilton Head Island, SC 29938

Re: Zoning Verification Letter – St. Gregory The Great Catholic Church/School Complex
District 600, Map 022, Parcel 0125
31 Fording Island Road, Bluffton

Dear Mr. Nester:

This is to certify that the referenced property, located at 31 Fording Island Road, and further defined as R600-022-0125-0000, and being located in Bluffton District, is zoned C3 Neighborhood Mixed-Use (C3NMU). Schools, Public or Private are permitted uses, and Meeting Facility/Places of Worship (15,000 gsf or greater) are conditional uses within this zoning district.

If I may be of further assistance, please do not hesitate to call me at 843.255.2173.

Sincerely,

Hillary A. Austin
Zoning & Development Administrator

"Professionally we serve; Personally we care!"

EXHIBIT “J” TO SUPPLEMENT

Campus Master Plan

(please see attached)

BUILDING LEGEND

- EXISTING
- PROPOSED EXPANSION
- NEW BUILDING S.G.G. CAMPUS

LEGEND

- (A) EXISTING CHURCH
(~12,000 S.F.)
- (B) EXISTING SCHOOL
(~17,000 S.F.)
- (C) RESSURECTION GARDEN
- (D) EXISTING PARKING
(~530 SPACES)
- (E) STORMWATER POND
- (F) FUTURE DEVELOPMENT/
PARKING EXPANSION
- (G) PARISH LIFE CENTER
- (H) COURTYARD
- (I) MULTI-PURPOSE FIELD
- (J) FUTURE MAIN CHURCH
- (K) SCHOOL/CHURCH
EXPANSION
- (L) FUTURE RECTORY
- (M) CROSS COUNTRY TRAIL
- (N) FUTURE SERVICE
BUILDING
- (O) APPROXIMATE LOCATION
OF RELOCATABLE CURB
CUTS, TYP.



CAMPUS MASTER PLAN FOR ST. GREGORY THE GREAT BLUFFTON, SOUTH CAROLINA

Witmer Jones Keefe
LLC
landscape architecture
land planning
interior architecture

FEBRUARY, 2020

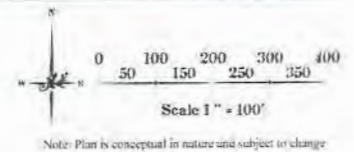


EXHIBIT “K” TO SUPPLEMENT

Table of Comparative Land Uses

(please see attached)

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Permitted only as part of a Traditional Community Plan (TCP), Not included as a specific use for the jurisdiction (---)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Buckwalter Planned Unit Development	Town of Bluffton
	C-3 Neighborhood Mixed Use (C3NMU) ¹	Saint Gregory The Great Land Use Tract	General Mixed Use (GM) ³
Agriculture			
Agricultural Support Services	TCP	P	P
Forestry	P	P	---
Horse Riding School, Horse Training, Commercial Stables	C	P	P
Seafood/Shelfish Packaging/Processing	---	---	SE
Residential			
Dwelling: Single-Family Detached Unit	P	P	P
Dwelling: Single-Family Attached Unit	P	P	P
Dwelling: Two Family Unit (Duplex)	P	P	---
Dwelling: Multifamily Unit	C	P	P
Dwelling: Accessory Unit	C	P	C
Dwelling: Family Compound	C	P	---
Dwelling: Group Home	P	P	P
Community Residence	TCP	P	---
Home Office	C	P	P
Home Business	TCP	P	P
Live/Work	TCP	P	---
Retail & Restaurants			
General Retail 50,000 SF or less	---	P	---
General Retail with Drive-Thru	---	P	P
Bar, Tavern, Nightclub	---	C	---
Gas Station/Fuel Sales	C	P	P
Outdoor Sales	---	P	C
Restaurant, Café, Coffee Shop	TCP	P	C
Restaurant, Café, Coffee Shop with Drive-Thru	---	P	C
Vehicle Sales & Rental Light	---	P	P
Offices & Services			
Adult Oriented Business	---	---	SE
Artisan Workshop	P	P	P
General Office & Services 25,000 SF or less	---	P	P
General Office & Services with Drive Thru	---	P	---
Animal Services: Clinic Hospital	TCP	P	SE
Animal Services: Kennel	---	P	SE
Car Wash	---	P	P
Cemetery	---	P	P
Day Care: Family Home (up to 8 clients)	P	P	P
Offices & Services - Continued			
Day Care: Commercial Center (9 or more clients)	TCP	P	P
Lodging: Bed & Breakfast (5 rooms or less)	TCP	P	P4
Lodging: Inn (up to 24 rooms)	TCP	P	P5
Lodging: Hotel	---	P	P
Medical Services: Clinics/Offices	TCP	P	P
Personal Service Establishments	---	P	P
Residential Storage Facility	---	---	C
Tattoo/Body Art Parlor	---	---	P
Vehicle Services: Minor Maintenance & Repair	---	P	P
Vehicle Services: Major Maintenance & Repair	---	---	P
Recreation, Education, Safety, Public Assembly			
Community Oriented Cultural Facility (Less than 15,000 SF)	TCP	P	---

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Permitted only as part of a Traditional Community Plan (TCP), Not included as a specific use for the jurisdiction (---)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Buckwalter Planned Unit Development	Town of Bluffton
	C-3 Neighborhood Mixed Use (C3NMU) ¹	Saint Gregory The Great Land Use Tract	General Mixed Use (GM) ³
Community Oriented Cultural Facility (More than 15,000 SF)	---	P	---
Community Public Safety Facility	P	P	---
Conference or Exhibition Center	---	P	P
Club, Lodge, Union Hall, or Social Center	---	P	P
Golf Course	P	P	P
Government Building	---	P	P
Institutional Care Facility	---	P	P
Meeting Facility/Place of Worship (Less than 15,000 SF)	C	P	P
Meeting Facility/Place of Worship (More than 15,000 SF)	C	P	P
Museum	---	P	P
Park, Playground, Outdoor Recreation Area	P	P	P
Recreation Facility	---	P	C
Recreation Facility: Commercial Indoor	---	P	---
Recreation Facility: Commercial Outdoor	---	P	---
Recreation Facility: Community-Based	---	P	---
School: Public or Private	P	P	P
School: Specialized Training/Studio	P	P	P
School: College or University	S	P	P
Infrastructure, Transportation, Communications			
Infrastructure and Utilities: Regional (Major) Utility	C	P	---
Parking Facility, Public or Commercial	---	---	---
Transportation Terminal	---	---	---

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Permitted only as part of a Traditional Community Plan (TCP), Not included as a specific use for the jurisdiction (---)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Buckwalter Planned Unit Development	Town of Bluffton
	C-3 Neighborhood Mixed Use (C3NMU) ¹	Saint Gregory The Great Land Use Tract	General Mixed Use (GM) ³
Industrial			
Artisan Workshop (<i>considered light manufacturing in County</i>)	---	P	P
Concrete & Asphalt Plants	---	---	---
Contractor's Office	---	---	C
Junk & Salvage Operations	---	---	---
Light Assembly/Fabrication (<i>considered light manufacturing in County</i>)	---	---	C
Mini-warehouses or Self-service Storage Facilities	---	---	C
Research and laboratory	---	P	P
Solid Waste Transfer Facility/Recycling Center	---	---	---
Telecommunication Towers	S	C	C
Warehouse or Distribution Operation	---	---	---
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	---	---	---

Notes:

¹ Community Development Code, Section 3.3.30

² Refer to Unified Community Code, Section 4.3 for Uses

³ Unified Development Ordinance, Section 4.3

⁴ Maximum of 6 Guest Rooms

⁵ Maximum of 12 Guest Rooms

EXHIBIT “L” TO SUPPLEMENT

Current Utility Service Providers

(please see attached)



June 28, 2019

Walter J. Nester, III
Partner
Burr Foreman McNair
23 B Shelter Cove Lane, Suite 400
Hilton Head Island, SC 29928

Dear Mr. Nester:

SUBJ: Letter of Intent to Provide Service for: **Saint Gregory the Great Annexation,
38 Saint Gregory the Great Drive**

Hargray Engineering Services has reviewed the master plan for the above referenced project. Hargray Communications has the ability and intent to serve the above referenced project. Forward to our office a digital copy of the plan that has been approved by the county/town for use with Microstation or AutoCAD. Our office will then include owner/developer conduit requirements on the approved plan and return to your office.

By accepting this letter of intent to serve, you also accept responsibility to forward the requirements and Project Application Form to the owner/developer. The Project Application Form identifies the minimum requirements to be met as follows:

- Commercial buildings - apartments - villas: Minimum 4 inch diameter conduit Schedule 40 (gray electrical) PVC with pull string buried at 24 to 30 inch depth, from the equipment room or power meter location to a point designated by Hargray at the road right-of-way or property line. **Conduits are required from each building site and multiple conduits may apply.**
- Commercial buildings with multiple "units" may require conduit(s) minimum ¼" from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame retardant Teflon wiring to comply with code.
- Hotel or large commercial project requirements would be two (2) 4-inch diameter Schedule 40 PVC underground conduits.
- Equipment rooms to have ¼ inch 4'x8' sheet of plywood mounted on wall to receive telephone equipment.
- A dedicated 110-volt, 20 amp circuit with a four way outlet to power external equipment for the site. For Commercial Application.
- A power ground accessible at equipment room or an insulated #6 from the service panel or power MGN to the backboard.
- Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data. Industry Standard.
- All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5' of slack is required for terminations.
- CATV inside wiring will be RG6 foil wrapped 66% braid minimum, home run to each outlet.
- A 120 AC 15 A dedicated power outlet is to be located in the service yard to supply AC power to the ONU. Power to the ONU will be provided through a Pull Out Disconnected Switch, manufactured by Square D Company, or equivalent. The Horsepower Rating for the disconnect switch is 240VAC max, 60A, not fusible.

CATV Requirements

Hargray CATV services, requires you to install one 4" Schedule 40 (gray electrical) PVC pipe to a point designated to the road right of way or property line. The "service facilities" are required to be in separate pipes to ensure quality transmission and reception for both facilities.

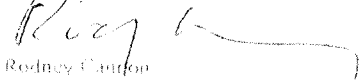
Any Commercial or Subdivision areas installing pipe as required should extend the pipe 5' (feet) beyond any placed or planned curbed or sidewalk edge for facility access, away from the roadside.

Should there be any changes or additions to the original master plan, this letter will only cover the areas that are shown on the original master plan. All changes or additions would require another Letter of Intent to supply service. All costs incurred by the Telephone/CATV Company resulting from any requested change or failure to comply with minimum requirements shall be borne by the Developer. **Commercial projects require pre-construction meeting with Telco/CATV Company to review requirements.** I am available to discuss these requirements in more detail at your convenience.

Aid in or Aid to Construction may apply to certain projects.

Easements are required prior to installing facilities to your site.

Sincerely,



Rodney Canton
Manager Facilities Engineering
(843) 686-5000

Hargray Communications - PO Box 5986 - 870 William Hilton Parkway - Hilton Head Island, SC - 29938 843 686-5000

Requirement for
Letter of Intent to
Provide Service

HARGRAY COMMUNICATIONS COMPANY, INC

Engineering Services
Construction Application

CONTACT INFORMATION

Project Owner Name:	Bishop of Charleston	Phone No.:	843-261-0523
Address:	31 Saint Gregory Drive	City, State, Zip	Bluffton, SC 29909
Developer Name:	N/A	Phone No.:	
Address:		City, State, Zip	
Project Manager Name:	Walter Nester	Phone No.:	843-785-2171
Address:	23-B Shelter Cove Lane, Suite 400	City, State, Zip	Hilton Head Island, SC 29928

PROJECT INFORMATION

Project Name/Location	Saint Gregory the Great Annexation
Proposed Start and Finish Dates	N/A
No. of Phases	Units Per Phase
Comments:	Commercial Sq. Ft.

REQUIREMENTS INFORMATION

APPLICATION REQUIREMENTS

PROJECT REQUIREMENTS

**Engineering note: Check boxes that apply to applicant.

These must be in place before service can be provided

Hargray Communications Company Inc must have copies of the following items before we can furnish a "Letter of Intent" and schedule your project.

- ☒ One copy of development or site plans indicating property and/or lot lines, proposed buildings, roads, parking, water, sewer and drainage layout.

No new development proposed.

- ☒ Digital copy of county/town approved plan.

N/A

- ☒ * Commercial Buildings-Apartments-Villas - Hotels
Minimum 4 inch diameter conduit Sch. 40 PVC with pull string buried at 24 to 30 inch depth, from the equipment room or power meter location to a point designated by Hargray at the road right-of-way or property line. Conduits are required from each building site & multiple conduits may apply.
- ☒ * Commercial buildings with multiple "units" may require conduit(s) minimum 1/4" from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame retardant Teflon wiring to comply with code.
- ☒ A dedicated 110-volt, 20 amp circuit with a four way outlet to power external equipment for the site. For Commercial Application.
- ☒ Equipment rooms to have 1/4 inch 4'X8' sheet of plywood mounted on wall to receive telephone equipment.
- ☒ A power ground accessible at equipment room or an insulated #6 from the service panel or power MGN to the backboard.
- ☒ Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data (industry standard).
- ☒ CATV inside wiring will be RG6 foil wrapped 66% braid minimum, home run to each outlet.
- ☒ All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5' of slack is required for terminations.
- ☒ A 120 AC 15 A dedicated power outlet is to be located in the service yard to supply AC power to the ONU. Power to the ONU will be provided through a Pull Out Disconnected Switch, manufactured by Square D Company, or equivalent. The Horsepower Rating for the disconnect switch is 240VAC max, 60A, not fusible.
- ☒ Easements are required.

* Commercial projects require pre-construction meeting with Telco/CATV Company to review requirements.

I understand and agree to provide or meet the application and project requirements as stated above and to inform the contractor/builders of these requirements. I understand that if the project design changes or the proposed start date is delayed by nine (9) months or more, that I must submit a new application. All costs incurred by TELCO resulting from any requested change or failure to comply with minimum requirements, shall be borne by the Developer. Aid in or Aid to Construction may apply to certain projects.

Applicant/Representative

Date

Engineering Services Representative

Date

Hargray Engineering Services; P.O. Box 3380, Bluffton, SC 29910; Bluffton (843) 815-1676, FAX 815-6201



1 Cooperative Way

Hardeeville, SC 29927

843-208-5551

March 15, 2019

Mr. Walter J. Nester, III
Post Office Drawer 3
Hilton Head Island, SC 29938
wnester@burr.com

Re: Saint Gregory the Great Catholic Church

Dear Mr. Nester:

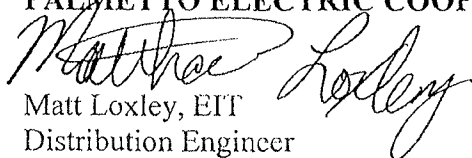
Palmetto Electric Cooperative, Inc. ("PECI") has ample power available to serve the above-referenced project with existing infrastructure. There may be "Aid-in-Construction" charges for line extensions or special grades of service as described in PEGI policies.

Project Location: 323 Fording Island Road, Bluffton, SC

Type: Annexation

Thank you for your cooperation in this matter. Please contact me at (843) 208-5513 or via email mloxley@palmetto.coop if you have any questions or if I may be of further assistance.

Sincerely,
PALMETTO ELECTRIC COOPERATIVE, INC.


Matt Loxley, EIT
Distribution Engineer

MHL:mhl
Encl.

c: Mr. Tim Hutchinson, PEGI





6 SNAKE ROAD, OXATIE, SC 29909-2537
Phone 843.987.8100 | Fax 843.568.0095
Customer Service 843.987.9200
Operations & Maintenance 843.987.8046
Engineering 843.987.8065
www.bjwsa.org

Our mission: to inspire trust and enhance public health

ED SAXON, PE, GENERAL MANAGER
843.987.8040 (o) | 843.263.1924 (c)

April 2, 2019

Burr & Forman, LLP
Shelter Cove Executive Park
23-B Shelter Cove Lane Suite 400
Hilton Head Island, SC 29928

RE: Water and Sewer Intent to Serve - Tax Map # R600 022 000 0125 0000

Dear Mr. Nester:

This letter is in response to a request for a water and sewer intent to serve for the above referenced property at 323 Fording Island Road, Bluffton, South Carolina.

This is to confirm that BJWSA is the designated water and sewer service provider for this location. Our organization will continue to operate and maintain the water and sewer systems required to serve Saint Gregory the Great Catholic Church.

Should you have questions or require additional information, please contact Mandy Anderson at 843-987-8091 or at mandy.anderson@bjwsa.org.

Sincerely,

Richard Denel, PE
Development Projects Manager

rgd/mya

DONNA C. ALTMAN
CLERK

JERRY BAKER
DAVID S. LOTY
GERALD H. SCHULZE

NICHOL L. BELL
VICE CHAIR

LORRINE W. BOND
GREGORY A. PADGETT
DR. WILLIAM SINGLETON

DONALD A. MARCONI
SECRETARY/TREASURER

BRADY M. GRAY
P. THAYER RIVERS, JR.

EXHIBIT “M” TO SUPPLEMENT

Amendment to Deed Restrictions

(please see attached)

$$V \approx m / \sqrt{H_0}$$

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

Amendment and Modification of Use Restrictions

This Amendment and Modification of Use Restrictions ("Amendment") is made and entered into the date last signed by a party hereto, by and between International Paper Company, a New York Corporation qualified to conduct business in the State of South Carolina ("International Paper") as successor-in-interest by merger to Union Camp Corporation ("Union Camp") and Bishop of Charleston, a Corporation Sole ("Bishop of Charleston").

WITNESSETH

Whereas, on or about November 25, 1997, Union Camp conveyed certain real property (the "Property") to Bishop of Charleston, a Corporation Sole, by a Limited Warranty Indenture Deed for Meggett Tract ("Indenture Deed") which instrument is recorded in the real property records of Beaufort County, South Carolina in Deed Book 994 at page 412; and

Whereas, pursuant to the terms of numbered paragraph 6 on page 2 of the Indenture Deed, Union Camp imposed certain use restrictions upon Property, specifically including a prohibition against commercial uses and specific prohibitions against other uses, including "new or used auto and truck sales, mobile home sales, industrial or freight receipt and distribution facilities"; and

Whereas, on April 30, 1999, International Paper merged with Union Camp in accordance with Articles of Merger on file with the Secretaries of the State of New York and the Commonwealth of Virginia; and

Whereas, pursuant to said Articles of Merger, International Paper is the "Surviving Corporation", as referenced in Section 33-11-106 of the South Carolina Code of Laws (1976) as amended; and

Whereas, Bishop of Charleston has requested that International Paper modify the Indenture Deed to amend the use restrictions ("Use Restrictions") upon the Property as more specifically described herein; and

Whereas, International Paper is willing to modify the Use Restrictions as described herein, and the amendments herein inure to the benefit.

NOW, THEREFORE, KNOW ALL MEN BY THE PRESENTS, that International Paper, for \$5.00 and other good and valuable consideration, the receipt and adequacy whereof is herewith acknowledged, does hereby modify and amend the Use Restrictions applicable to the property as follows, to wit:

1. **Incorporation of Whereas Clauses.** The foregoing Whereas Clauses are incorporated herein and made an integral part hereof.

BEAUFORT COUNTY SC- ROD
BK 02974 PGS 0942-0945
DATE: 07/20/2010 10:18:54 AM
INST # 2010037567 RCPT# 622746

2. **Modification of Use Restrictions and Reaffirmation of Prohibited Uses.** International Paper hereby releases and discharges the prohibition against "commercial uses" upon the Property, but reaffirms and restates that no portion of the Property may be used for any of the following purposes: "new or used auto and truck sales, mobile home sales, industrial or freight receipt and distribution facilities".

3. **Reaffirmation.** All other terms, conditions and affirmative obligations set forth in the Indenture Deed that are not hereby modified shall remain in full force and effect as if fully restated verbatim herein.

4. **Binding Effect.** The within Amendment and Modification of Use Restrictions shall be binding upon and enure to the benefit of the respective parties, their successors and assigns.


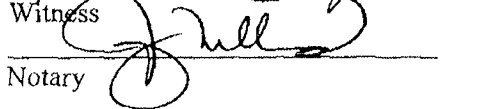
[The remainder of this page intentionally left blank. Signature pages follow.]

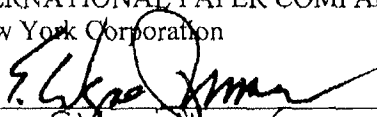
[SIGNATURE PAGE FOR INTERNATIONAL PAPER COMPANY]


In Witness Whereof, the respective parties have caused this instrument to be executed and delivered by their authorized representatives as of the day and year first above written.

Signed, Sealed and
Delivered in The Presence of

INTERNATIONAL PAPER COMPANY,
a New York Corporation


Witness

Notary

By: 
Name: E. Wayne Plummer
Its: Assistant Vice President

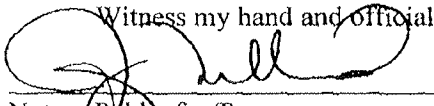
Attest: 
Its: Assistant Secretary

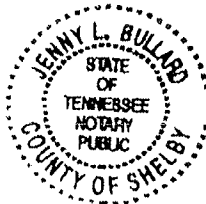
STATE OF TENNESSEE)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 6 day of July,
2010 by E. Wayne Plummer and Jekka Pinckney of International Paper
Company.

Witness my hand and official seal the 6 day of July, 2010


Notary Public for Tennessee
My Commission Expires: 2-1-2012



[SIGNATURE PAGE FOR BISHOP OF CHARLESTON]

In Witness Whereof, the respective parties have caused this instrument to be executed and delivered by their authorized representatives as of the day and year first above written.

Signed, Sealed and
Delivered in The Presence of

BISHOP OF CHARLESTON,
A CORPORATION SOLE

[Signature]
Witness:
Cristina G. Natividad
Notary

By: Robert E. Guglielmo
Name: Most Rev. Robert E. Guglielmo
Its: Bishop

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 31st day of March, 2010,
by Most Rev. Robert E. Guglielmo, its Bishop, on behalf
of Bishop of Charleston, a Corporation Sole.

Witness my hand and official seal the 31st day of March, 2010

Cristina G. Natividad
Notary Public for South Carolina
My Commission Expires: 9/20/2016



The within instrument was prepared in the law offices of Vaux & Marscher, P.A.
by James P. Scheider, Jr. Esquire, P.O. Box 769, Bluffton, South Carolina 29910
(843) 757-2888 jim.scheider@vaux-marscher.com

After Recording please return to: James P. Scheider, Jr. Esquire at the address set forth above.

EXHIBIT “M-1” TO SUPPLEMENT

Release of Deed Restrictions

(please see attached)

This Instrument Prepared By and to be Returned to:
Elaine H. Fowler
Turner, Padgett, Graham & Laney, P.A.
Post Office Box 22129
Charleston, SC 29413-2129

This Release of Covenants and Restrictions ("Release") is given as of February 2, 2012, by International Paper Company, a New York Corporation qualified to conduct business in the State of South Carolina ("International Paper" or "Grantor") as successor-in-interest by merger to Union Camp Corporation ("Union Camp") to Bishop of Charleston, a Corporation Sole ("Grantee").

WHEREAS, on or about November 25, 1997, Union Camp conveyed certain real property consisting of approximately 63.12 acres (the "Property") to Grantee by a Limited Warranty Indenture Deed for Meggett Tract (the "Indenture Deed") which instrument is recorded in the Register of Deeds Office of Beaufort County, South Carolina in Deed Book 994 at page 412, as amended by Amendment and Modification of Use Restrictions dated July 6, 2010, and recorded July 20, 2010, in Book 2974, Page 942 in aforesaid office; and

WHEREAS, pursuant to the terms of numbered paragraph 4 on page 3 of the Indenture Deed, Union Camp reserved the right to waive any and all covenants, restrictions and requirements set forth in the Indenture Deed (the “Covenants and Restrictions”); and

WHEREAS, on April 30, 1999, International Paper merged with Union Camp in accordance with Articles of Merger on file with the Secretaries of the State of New York and the Commonwealth of Virginia; and

WHEREAS, Grantor does not wish to have any rights or responsibilities with respect to the architectural review or other aspects of the development of the Property, and thus Grantor desires to release the Covenants and Restrictions.

Book3121/Page2353

NOW, THEREFORE, KNOW ALL MEN BY THE PRESENTS, that Grantor, for \$5.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby modify and amend the Covenants and Restrictions as follows:

1. **Incorporation of Whereas Clauses.** The foregoing "Whereas" clauses are incorporated herein and made an integral part hereof.
2. **Waiver and Release.** Grantor hereby waives entirely and releases in their entirety the Covenants and Restrictions contained in the Indenture Deed.

In witness whereof, the undersigned has caused this Release of Covenants and Restrictions to be executed and delivered by its authorized representatives as of the day and year first above written.

Signed, Sealed and
Delivered in The Presence of

INTERNATIONAL PAPER COMPANY,
a New York Corporation

[Signature]
1st Witness
[Signature]
2nd Witness (May be the Notary)

By: [Signature]
Name: Damien J. Burkowicz
Its: Assistant Vice President

Attest: [Signature]
Its: Assistant Secretary

STATE OF TENNESSEE)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Damien J. Burkowicz and Karen M. Edwards, as the duly authorized officer of International Paper Company.

Witness my hand and official seal the 2nd day of February, 2012.

[Signature]
Notary Public for State of Tennessee
My Commission Expires: 6-29-2015

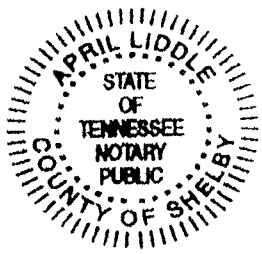


EXHIBIT “N-1” TO SUPPLEMENT
Easement - Palmetto Electric Cooperative, Inc.

(please see attached)

BEAUFORT COUNTY SC - ROD
HK 02389 PGS 0712-0714
FILE NUM 2006046654
06/12/2006 12:59:04 PM
REC'D BY S SMITH RCPT# 423915
EASEMENT FEES 10.00

3
Palmetto Electric
4297
STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

KNOW ALL MEN BY THESE PRESENTS that the undersigned
Father H. Greyson West (hereinafter
"GRANTOR"), for good and valuable consideration, and One (\$1.00) Dollar, the receipt
and sufficiency of which is hereby acknowledged, and in further consideration of the
covenants and conditions expressed herein, do hereby grant bargain and sell and by these
presents have granted, bargained and sold unto **PALMETTO ELECTRIC
COOPERATIVE, INC.**, its Successors and Assigns (hereinafter "GRANTEE") the
nonexclusive right to enter the following described lands for the purpose of erecting,
operating and maintaining an overhead and/or underground electrical generation and
distribution system.

ALL that certain piece, parcel or lot of land described and known as:

NUMBER OF ACRES:	<u>63.12</u>
TAX DISTRICT MAP & PARCEL NO #:	<u>R 600 027 area 6125</u>
AREA OF COUNTY:	<u>Rt 278 West</u>
TOWN/TOWNSHIP:	<u>Bluffton</u>
PLANTATION/SUBDIVISION:	<u>-</u>
LOT:	<u>-</u>
PLAT REFERENCE:	<u>Book: 63 Page: 9</u>
OTHER:	<u>Bishop of Charleston</u>
Previous Owner	<u>Book 994 page 412</u>

Said easement being five (5') feet on either side of centerline of power line.

TOGETHER with all and singular, the Rights, Members, Hereditaments and
Appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned
unto the **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and
Assigns forever.

AND I (WE) do hereby bind myself (ourselves) and my (our) Heirs and Assigns, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and Assigns, against me (us) and my (our) Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

The grant of this easement is subject to the following terms and conditions:

1. That **Grantee's** right to enter the above-described property shall be nonexclusive and solely for the purpose of, and is hereby limited to, such activities as are reasonable necessary for construction, reconstructing, operating and maintaining an overhead and/or underground power line or system.
2. That **Grantor** hereby reserves the right to use or convey the property which is subject of this Easement in any manner whosoever which does not interfere with the use and enjoyment of the Easement.
3. That **Grantor** hereby reserves the right to change the location of the within Easement from time to time, but solely at the expense of **Grantor**.
4. That landscaping shall not be planted within ten (10') feet of any door or opening of electrical distribution equipment, or within the boundaries of the basic easement.

WITNESS my (our) Hand(s) and Seal(s), this 23 day of February, in the year of our Lord Two Thousand Five. SW

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Sister Pamela Smith
(Witness #1 Signature)

Print Name: SISTER PAMELA SMITH

Carolyn P. Conley
(Witness #2 Signature)

Print Name: CAROLYN P. CONLEY

H. Gregory West
(Grantor's Signature)

By: H. GREGORY WEST (I.S.)
(Print Grantor's Name)

Its: AGENT

STATE OF SOUTH CAROLINA)

COUNTY OF Beaufort)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named **Grantor** sign, seal, and as his/her act and deed, deliver the within written Easement, and that he/she with the other witness whose signature appears above witnessed the execution thereof.

Walter Pamela Smith
(Witness #1 or #2)

SWORN to before me, this 23rd
day of February, A.D., 2008.

Cynthia E. Faulkner (SEAL)

Notary Public for

My Commission Expires: May 8, 2010

EXHIBIT “N-2” TO SUPPLEMENT
Easement - Palmetto Electric Cooperative, Inc.

(please see attached)

3
10
\$3.00 to
Palmetto
4/24/07

BEAUFORT COUNTY SC - ROD
BK 02389 PGS 0742-0744
FILE NUM 2006046864
06/12/2006 12:59:04 PM
REC'D BY S SMITH RCPT# 423915
RECORDING FEES 10.00
EASEMENT

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

KNOW ALL MEN BY THESE PRESENTS that the undersigned **THE BISHOP OF CHARLESTON** hereinafter "**GRANTOR**"), for good and valuable consideration, and One (\$1.00) Dollar, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the covenants and conditions expressed herein, do hereby grant bargain and sell and by these presents have granted, bargained and sold unto **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and Assigns (hereinafter "**GRANTEE**") the nonexclusive right to enter the following described lands for the purpose of erecting, operating and maintaining overhead and/or underground electric and communications systems.

ALL that certain piece, parcel or lot of land described and known as:

NUMBER OF ACRES:	<u>63.12</u>		
TAX DISTRICT:	<u>600</u>		
PLAT & PARCEL NO.:	<u>R600-022-000-0125-0000</u>		
AREA OF COUNTY:	<u>Beaufort</u>		
TOWN/TOWNSHIP:	<u>Bluffton</u>		
PLANTATION/SUBDIVISION:	<u></u>		
LOCATION:	<u>Portion of Meggett Tract</u>		
	<u>St. Gregory The Great</u>		
LOT:	<u></u>		
PLAT REFERENCE:	Book: <u>63</u>	Page: <u>9</u>	
PLAT REFERENCE:	Book: <u>74</u>	Page: <u>54</u>	
OTHER:	<u></u>		

Said easement being five (5') feet on either side of centerline of power line.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining. **TO HAVE AND TO HOLD**, all and singular, the said Premises before mentioned unto the **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and Assigns forever.

AND I (WE) do hereby bind myself (ourselves) and my (our) Heirs and Assigns, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and Assigns, against me (us) and my (our) Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

Continued/St. Gregory The Great Easement

The grant of this easement is subject to the following terms and conditions:

1. That **Grantee's** right to enter the above-described property shall be nonexclusive and solely for the purpose of, and is hereby limited to, such activities as are reasonable necessary for construction, reconstructing, operating and maintaining an overhead and/or underground electric or communications system.
2. That **Grantor** hereby reserves the right to use or convey the property which is subject of this Easement in any manner whosoever which does not interfere with the use and enjoyment of the Easement.
3. That **Grantor** hereby reserves the right to change the location of the within Easement from time to time, but solely at the expense of **Grantor**.
4. That landscaping shall not be planted within ten (10') feet of any door or opening of electrical distribution equipment, or within the boundaries of the basic easement.

WITNESS my (our) Hand(s) and Seal(s), this 28th day of MARCH, in the year of our Lord Two Thousand Six.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

THE BISHOP OF CHARLESTON

Nancy Napolitano
(Witness #1 Signature)

H. Gregory West
(Grantor's Signature)

Print Name: NANCY NAPOLITANO

By: H. GREGORY WEST (L.S.)
(Print Grantor's Name)

Sister Pamela Smith, SSCM
(Witness #2 Signature)

Its: ABSENT

Print Name: SISTER PAMELA SMITH, SSCM.

PROBATE

Sybil Pamela Smith, Lt. Com
(Witness #1 or #2)

Cynthia E. Gaulbee (SEAL)
Notary Public for South Carolina
My Commission Expires: May 8, 2010

EXHIBIT “N-3” TO SUPPLEMENT

Easement – Beaufort County

(please see attached)

7 PB
NL
Beaufort County
Atty

BEAUFORT COUNTY SC - ROD
BK 3460 Pgs 1932-1938
FILE NUM 2016005712
02/05/2016 08:32:16 AM
REC'D BY pbaxley RCPT# 800814
RECORDING FEES \$0.00

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

DRAINAGE EASEMENT AGREEMENT

This **Drainage Easement Agreement** (this "Agreement") is made this 4th day of February, 2016, by and between **Bishop of Charleston**, a Corporation Sole ("Grantor"), and **Beaufort County**, a political subdivision of the State of South Carolina (the "County").

RECITALS

A. Grantor owns a tract of land containing 63.12 acres, situate, lying and being on U. S. Highway 278, in the Meggett Tract Section of Beaufort County, South Carolina, which tract is more specifically described on Exhibit A attached to and incorporated herein (as constituted before the conveyance referenced in Section B of these Recitals, the "Grantor Tract," and after the conveyance, the "Grantor Residual Tract").

B. Grantor is, simultaneous with the execution and delivery of this Agreement, executing and delivering to the County a Deed of Right-of-Way for property described on Exhibit B attached, the purpose of constructing and maintaining on the property described therein County roads on the East and West sides of the Grantor Tract, for the use of the general public (the "Frontage Roads").

C. In connection with the construction and subsequent usage of the Frontage Roads, it will be necessary for the County to construct and maintain certain drainage facilities on the Grantor Tract and on and through pipes under the Frontage Roads, for the purpose of handling surface water drainage from the Frontage Roads (the "Drainage Facilities").

D. It is contemplated that, in the future, certain of Grantor's property adjacent to the Frontage Road that is located on the East side of the Grantor Tract may be developed, in which case it may be necessary for surface water drainage from such developed property to also flow into the Drainage Facilities.

E. Grantor desires to convey to the County the within easements for purposes of constructing and maintaining the Drainage Facilities, and the County desires to acquire such easements, all on the terms and conditions set forth herein.

AGREEMENTS

NOW, THEREFORE, Grantor and the County agree as follows:

1. **Bishop of Charleston**, a Corporation Sole, in the State aforesaid, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid at and before the sealing of these presents by **Beaufort County**, a political subdivision of the State of South Carolina, having an address of P.O. Drawer 1228, Beaufort, South Carolina 29901-1228, and the mutual agreements set forth herein, the receipt and sufficiency of which are hereby acknowledged, has granted and

Approved by Beaufort County

[Signature]

Legal Department

conveyed, and by these presents does grant and convey unto the County, its successors and assigns, subject to the conditions and right of reverter provided herein, a perpetual, non-exclusive easement for surface water drainage on, over and across certain lands of the Grantor described as "Drainage Easement 72,545 SF" and "Drainage Easement 65,446 SF" on Exhibit B-1 attached hereto.

2. The within easements are granted and accepted subject to the following terms:

A. The within easements are conveyed subject to all other easements and matters of record or that would be shown be a current survey of the property, and are further subject to the rights herein reserved by the Grantor, its successors and assigns, to utilize the Grantor's property at any time, in any manner, and for any purpose, provided, however, that such matters of record and use by the Grantor, its successors and assigns shall not be inconsistent with or prevent the full utilization by the County of the rights and privileges granted herein.

B. From the date of the commencement of the construction of the Frontage Roads, the County shall, at its sole cost and expense, be responsible for the construction, repair and maintenance of the Drainage Facilities.

C. The County agrees to cause all work contemplated hereunder to be performed in a workmanlike fashion with minimal interference to the Grantor, its successors or assigns, invitees, licensees and agents. The County further agrees that it will cause the work contemplated hereunder to be completed in an expeditious and timely fashion, and that the Drainage Facilities shall at all times be maintained in a safe condition, and that all materials, debris, and construction materials shall be promptly removed. The County shall restore at its expense any other part of Grantor's property that may be damaged as a result of the County's exercise of the rights granted hereunder to its pre-existing state.

D. Neither the Grantor, nor its successors and assigns, shall be liable for any damages, suits or liabilities whatsoever arising from the County's exercise of its easement rights hereunder, including construction and maintenance of the Drainage Facilities, or arising out of the use of the Drainage Facilities by the County.

E. The conveyance of the within easements is also expressly conditioned upon the following conditions, and the easements shall terminate and be extinguished in the event of the failure of: (i) the County to complete the construction of the Frontage Roads and Drainage Facilities and to comply with any other requirements such that Grantor may use the Frontage Roads as intended for access to U.S. Highway 278, within a period of three years from the date of this conveyance; or (ii) the subsequent closing of access for Grantor, its successors or assigns, to U.S. Highway 278 through the Frontage Roads by the South Carolina Department of Transportation or others.

[The remainder of this page has been intentionally left blank. The signature pages follow.]



[Signature Page of Grantor]

IN WITNESS WHEREOF, the parties hereto have caused the within Drainage Easement Agreement to be executed by its duly authorized officer on this 14th day of December, 2015.

Witnesses:

Bishop of Charleston, a Corporation Sole

Cristina Gutierrez
1st Witness

By: John L. Barker
John L. Barker, Chief Financial Officer

Amelia S. Aviles
2nd Witness

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that Bishop of Charleston, a Corporation Sole, by John L. Barker, its Chief Financial Officer personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

Witness my hand and seal this 14th day of December, 2015.

Amelia S. Aviles
Notary Public for South Carolina
AMELIA S. AVILES
Notary Public, State of South Carolina
My Commission Expires 1/23/2017

My Commission expires: 1-23-2017

[Handwritten initials]

[Signature Page of County]

IN WITNESS WHEREOF, the parties hereto have caused the within Drainage Easement Agreement to be executed by its duly authorized officer on this 4th day of February, 2016.

Witnesses:

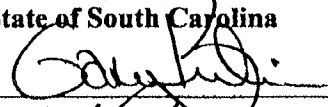


1st Witness

Kathy J. Carter

2nd Witness

Beaufort County, a political subdivision
of the State of South Carolina

By: 

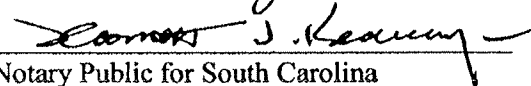
Name: GARY KUBIE
Title: County Administrator

STATE OF SOUTH CAROLINA)
COUNTY OF Beaufort)

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that Beaufort County, a political subdivision of the State of South Carolina, by Gary Kubie, its County Administrator personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

Witness my hand and seal this 4th day of February, 2016.



Notary Public for South Carolina

My Commission expires: 10/13/2025



Exhibit A
Legal Description
The Grantor Tract

All that certain piece, parcel or tract of land, containing 63.12 acres, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion of Tax Parcel 600-13-46 The Meggett Tract", with said plat prepared by Connor & Associates, Inc., as certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, said plat dated the 14th day of November, 1997, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 63 at Page 9. This property is commonly referred to as the St. Gregory the Great Catholic Church campus and is shown as TMS# R600 022 000 0125 0000 on the Beaufort County Tax Map.

Derivation: This being the same property conveyed to Bishop of Charleston, a Corporation Sole by deed of Union Camp Corporation dated December 26, 1997 and recorded December 29, 1997 in Deed Book 994, Page 412 in the records for Beaufort County.

PK

Exhibit B

RIGHT-OF-WAY 1 (WEST ROAD)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SHOWN AS "THE BISHOP OF CHARLESTON TMS #R600-022-000-0125-0000 - PROPOSED R/W 1" AND BEING SHOWN AND DESIGNATED ON A RIGHT-OF-WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH PREPARED FOR WARD EDWARDS BY WILLIAM H. GRAY, JR. OF ATLAS SURVEYING, INC. DATED DECEMBER 10, 2015, COMMENCING AT AN IRON PIN ALONG THE NORTHERN RIGHT-OF-WAY OF U.S. HIGHWAY 278, BEING LABELED AS POINT OF COMMENCEMENT LABELED "POB 1", THENCE RUNNING N03°23'29"E FOR A DISTANCE OF 58.15' TO A POINT (BEING THE POINT OF BEGINNING); THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 21.31' TO A POINT; THENCE RUNNING N03°18'42"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 21.38' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 30.03' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 559.01' TO A POINT; THENCE RUNNING S03°18'42"W FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 559.07' TO A POINT; THENCE RUNNING N03°23'22"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 30.03' TO A POINT; THENCE RUNNING S03°23'29"W FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S03°23'29"W FOR A DISTANCE OF 58.15' TO THE POINT OF BEGINNING. LESS AND EXCEPTING THE 50.00' (THE WIDTH OF THE ROAD) BY 30.03' STRIP OF LAND APPROXIMATELY 21.3' FROM THE WESTERN BOUNDARY OF SAID R/W 1 THAT WAS DEEDED TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION BY DEED DATED FEBRUARY 8, 2011 AND RECORDED MARCH 2, 2011 IN BOOK 03040, PAGE 2187 IN THE ROD OFFICE OF BEAUFORT COUNTY, SOUTH CAROLINA.

RIGHT-OF-WAY 2 (EAST ROAD)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND AS SHOWN AS "THE BISHOP OF CHARLESTON TMS #R600-022-000-0125-0000 - PROPOSED R/W 2" AND BEING SHOWN AND DESIGNATED ON A RIGHT-OF-WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH PREPARED FOR WARD EDWARDS BY WILLIAM H. GRAY, JR. OF ATLAS SURVEYING, INC. DATED DECEMBER 10, 2015, COMMENCING AT A CONCRETE MONUMENT (3" CMF) (OFFSET 1.5') AT THE INTERSECTION OF "BLUFFTON TOWNSHIP FIRE DISTRICT" (TMS R600 022 000 0316 0000) AND THE PROPERTY OF GRANTOR, THENCE RUNNING S01°25'31"W FOR A DISTANCE OF 18.40' TO A POINT, BEING LABELED AS "POB 2" (BEING THE POINT OF BEGINNING); THENCE RUNNING S01°25'31"W FOR A DISTANCE OF 136.24' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 39.16', HAVING A RADIUS OF 475.00' AND A LONG CHORD OF N34°09'35"W 39.15' TO A POINT; THENCE RUNNING N36°31'18"W FOR A DISTANCE OF 60.80' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 415.90', HAVING A RADIUS OF 475.00' AND A LONG CHORD OF N61°36'18"W 402.74' TO A POINT; THENCE RUNNING N86°41'18"W FOR A DISTANCE OF 389.90' TO A POINT; THENCE RUNNING N03°18'42"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S86°41'18"E FOR A DISTANCE OF 389.90' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 452.15', HAVING A RADIUS OF 525.00' AND A LONG CHORD OF N62°00'56"W 438.31' TO A POINT; THENCE RUNNING N53°28'42"E FOR A DISTANCE OF 32.22' TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED RIGHTS-OF-WAY ARE A PORTION OF TMS #R600-022-000-0125-0000 AND ARE ALSO SHOWN ON EXHIBIT B-1 ATTACHED.



EXHIBIT “N-4” TO SUPPLEMENT

Easement - BJWSA

(please see attached)

BEAUFORT COUNTY SC - ROD
BK 3669 Pgs 2353-2357
FILE NUM 2018027453
05/22/2018 04:03:58 PM
REC'D BY rbing RCPT# 892096
RECORDING FEES \$11.00

*****AREA ABOVE THIS LINE RESERVED FOR RECORDING*****

repair and/or replace any other damage it causes to other utility lines servicing the Grantor's property or any permanent improvement thereupon.

Grantor shall have the right, from time to time, to relocate the easements conveyed herein and the water and sewer lines and related facilities located within such easements at Grantor's expense, including but not limited to the preparation of revised surveys and easement modification documents as may be necessary in connection therewith.

Grantor, for itself and its successors and assigns, reserves the right to use the easement areas for any purposes that do not adversely affect Grantee's use of the easements for their intended purposes; provided, however, Grantor agrees for itself, its successors, and assigns, not to build, place or allow any structure within the easement areas within ten (10') feet of the center of the water and sewer lines. For purposes of this Agreement, the term "structure" does not include: irrigation lines or other utility lines, pavement or landscaping; provided, however, Grantor grants to the Grantee the right and authority to approve the location of any additional utility lines that might be located within the dimensions of the above-described easement, which approval shall not be unreasonably, withheld, conditioned or delayed.

The permanent easement and right-of-way hereby granted to the Grantee consists of a strip of land of varying dimensions for permanent construction and access to the easement as hereinafter described on property as shown on the referenced drawing and more particularly described as follows:

ALL those certain pieces, parcels or tracts of land, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, containing 49,165.36 Sq. Ft., 1.129 Ac., and shown as "New Utility Easement" on that certain plat consisting of three (3) pages, entitled "A Subdivision and Utility/Access Easement Plat at St. Gregory the Great Sewer Expansion" prepared by Atlas Surveying, Inc., certified by Mark Ellis Lamb, Sr., dated March 12, 2018, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 149 at Page 63.

AND ALSO, ALL those certain pieces, parcels or tracts of land, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, containing 53,441.74 Sq. Ft., 1.227 Ac., and shown as "Existing Utility Easement" on that certain plat consisting of three (3) pages, entitled "A Subdivision and Utility/Access Easement Plat at St. Gregory the Great Sewer Expansion" prepared by Atlas Surveying, Inc., certified by Mark Ellis Lamb, Sr., dated March 12, 2018, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 149 at Page 63.

Together with the right of ingress and egress over and upon the "30' New BJWSA Access Easement", as depicted on the above-referenced plat, and other property of Grantor necessary to access the property hereinabove described to and from the public right of way of S.C. Highway 278.

This being a portion of the property conveyed to the Grantor herein by deed of Union Camp Corporation dated November 25, 1997, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Records Book 994 at Page 412.

TAX REF: R600 022 000 0125 0000 (portion of)

To have and to hold said permanent easement unto the Grantee, its Successors and Assigns, forever.

Grantor hereby covenants with the Grantee that they are lawfully seized and possessed of the real estate above-described, that they have good lawful right to convey it, or any part thereof, and that they will forever warrant and forever defend the title thereto against the lawful claims of their successors, heirs and assigns.

[The remainder of this page has been intentionally left blank. The signature pages follow.]

WITNESS the hands and seals of the undersigned the date and year first above-written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTEE:
BEAUFORT-JASPER WATER &
SEWER AUTHORITY

Sarah Santana
witness signature
Michelle Jones
Notary Public signature

By: Dennis Holland
Its: Senior Construction Manager

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PROBATE

PERSONALLY appeared before me the undersigned witness who made oath that s/he
saw the within named Beaufort-Jasper Water & Sewer Authority by Dennis Holland
Senior Construction
its Manager sign, seal and as its act and deed, deliver the within written
instrument, and that s/he with the other witness above-named witnessed the execution thereof.

SWORN TO BEFORE ME, this 10th day of MAY, 2018.

Michelle Jones
Notary Public for South Carolina
My Commission Expires: 10/2/2025

Sarah Santana
witness signature

EXHIBIT “O” TO SUPPLEMENT

Location Map

(please see attached)



EXHIBIT “P” TO SUPPLEMENT

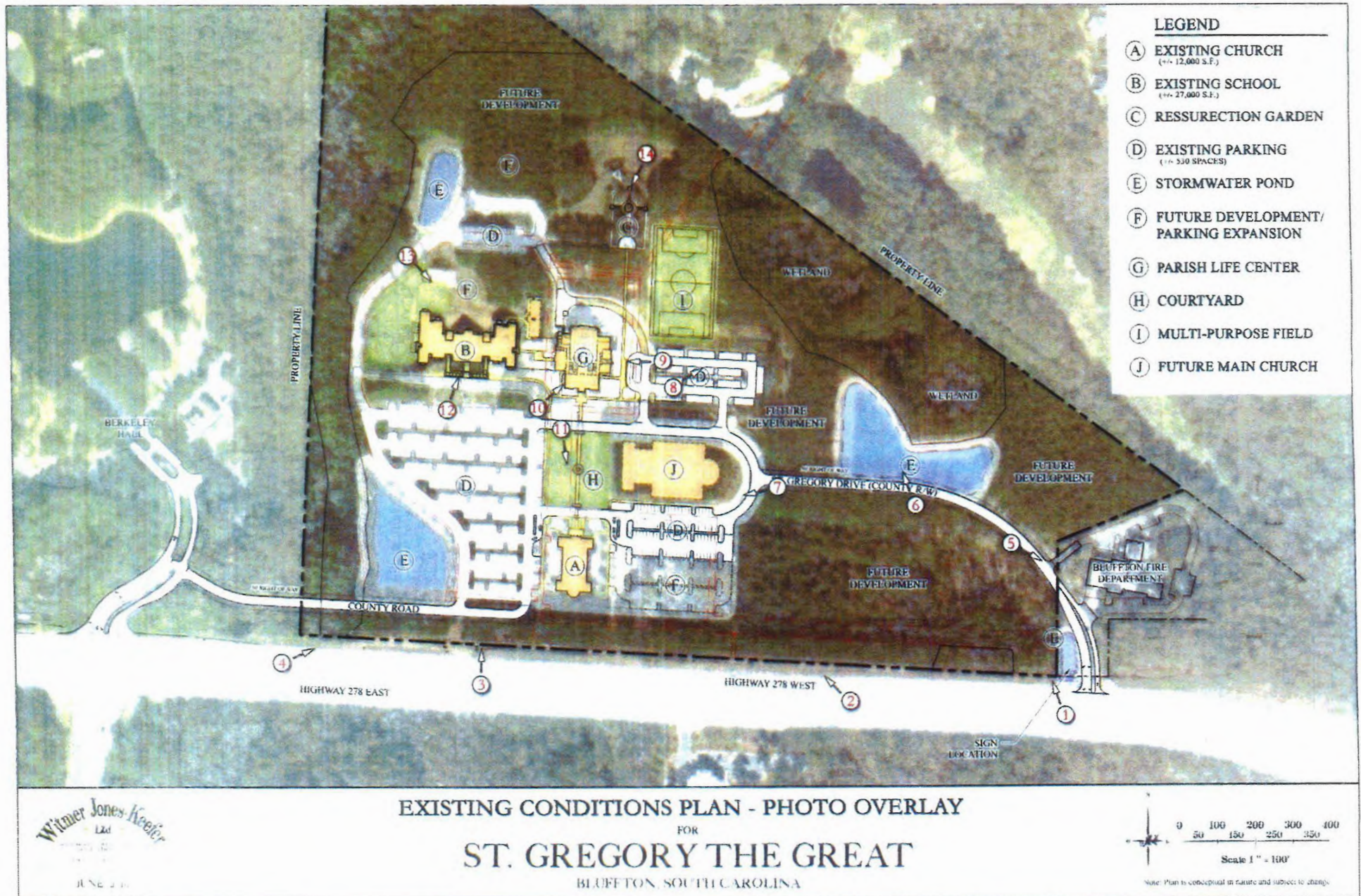
Parcel History

FOIA Information submitted August 1, 2019

EXHIBIT “Q” TO SUPPLEMENT

Photographs of Existing and Adjacent Structures

(please see attached)



EXISTING CONDITIONS PHOTOS



01



02



03



04



05



06



07



08

June 2019

Wilmer Jones Keefer Ltd. 1000 Riverchase Dr., Suite 200, Bluffton, SC 29910 / ph: (843) 757-7411 / www.wjkltd.com

ST. GREGORY THE GREAT
BLUFFTON, SOUTH CAROLINA

Wilmer Jones Keefer
Ltd.
landscape architecture
interior design

EXISTING CONDITIONS PHOTOS



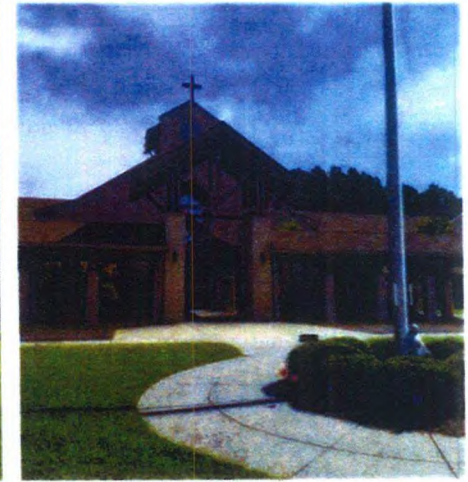
09



10



11



12



13



14

ST. GREGORY THE GREAT

BLUFFTON, SOUTH CAROLINA

June 2019

Wimmer Jones Keefe Ltd. 2019. Bluffton, SC 29910. Tel: (843) 757-7411. www.wjkltd.com

Wimmer Jones Keefe
Ltd.
ARCHITECTS
PLANNERS
INTERIORS

EXHIBIT “R” TO SUPPLEMENT

Twelfth Amendment to Development Agreement and Concept Plan – Buckwalter Tract

(please see attached)

Prepared by and after recording return to:
Burr & Forman LLP
23-B Shelter Cove Lane, Suite 400
Hilton Head Island, SC 29928
(843) 785-2171

STATE OF SOUTH CAROLINA)	TWELFTH AMENDMENT TO
)	DEVELOPMENT AGREEMENT
)	AND CONCEPT PLAN -
)	BUCKWALTER TRACT -
)	SAINT GREGORY THE GREAT
COUNTY OF BEAUFORT)	PLANNING TRACT

THIS TWELFTH AMENDMENT (“**Twelfth Amendment**”) to Development Agreement and Concept Plan is made and entered into this ____ day of _____, 2020 by and between the Town of Bluffton, South Carolina (“**Town**”), The Bishop of Charleston, a Corporation Sole (“**Bishop of Charleston**”), and Beaufort-Jasper Water & Sewer Authority (“**BJWSA**”), (Bishop of Charleston and BJWSA collectively “**Owner**”).

WHEREAS, Town and The Branigar Organization, Inc. executed and approved a Development Agreement (“**Development Agreement**”), dated April 19, 2000, and recorded in the Office of the Register of Deeds (“**ROD**”) for Beaufort County, South Carolina in Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract, originally containing approximately 5,680 acres of land, more particularly described in the Development Agreement and amendments thereto (the “**Buckwalter PUD**”); and,

WHEREAS, concurrently with the execution of the Development Agreement, the Town annexed the Buckwalter Tract and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan (“**Concept Plan**”) for Buckwalter Tract, adopted April 19, 2000; and,

WHEREAS, subsequent to the execution and approval of the Development Agreement and Concept Plan, the Town approved Eleven (11) Amendments to the Buckwalter Development Agreement and Concept Plan to add additional property thereto, each hereinafter identified as follows:

1. **First Amendment.** Addition of 11.721 acres known as the Robertson Tract with additional Density to the Buckwalter Development Agreement and Concept Plan executed on June 21, 2002 and recorded in the ROD in **Book 1599 at Page 1149**; and
2. **Second Amendment.** Addition of 43.38 acres known as the Johnson Tracts together with 55 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on February 4, 2003 and recorded in the ROD in **Book 1709 at Page 440**; and
3. **Third Amendment.** Addition of 173.62 acres known as the Cypress Lake Tract from the Jones Estate Development Agreement and Concept Plan together with 600 Dwelling Units

and 90 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 189**; and

4. **Fourth Amendment.** Addition of 59.91 acres known as the Rose Dhu Creek Phase III Tract together with 18 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 204**; and
5. **Fifth Amendment.** Addition of 58.85 acres known as the Graves Tract together with 58.85 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on November 2, 2005 and recorded in the ROD in **Book 2305** at **Page 410**; and
6. **Sixth Amendment.** Addition of 2.687 acres known as the Jacoby Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on May 10, 2006 and recorded in the ROD in **Book 2816** at **Page 1746**; and
7. **Seventh Amendment.** Addition of 6.5 acres known as the University Investments Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on January 7, 2008 and recorded in the ROD in **Book 2671** at **Page 2250**; and
8. **Eighth Amendment.** Addition of 324 Dwelling Units through Transfer of Development Rights Permit for Buckwalter Place Initial Master Plan to the Buckwalter Development Agreement and Concept Plan executed on November 6, 2007 and recorded in the ROD in **Book 2823** at **Page 384**; and
9. **Ninth Amendment.** Addition of 163 acres known as the Willow Run Tract, together with the reallocation of Land Uses for the Northern Tract, as well as 260 Dwelling Units and 162 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Master Plan executed on February 25, 2008 and recorded in the ROD in **Book 2724** at **Page 1787**; and
10. **Tenth Amendment.** Approved certain changes in use to the 9.18 acre Robertson site, and related conditions executed on February 10, 2012 and recorded in the ROD in **Book 3119** at **Page 2458**; and
11. **Eleventh Amendment.** Approved changes in permitted use for the Buckwalter Commons Connector Tract and redesignated a portion of the Sandhill Tract as Buckwalter Commons Tract and added an additional 70 acres of Commercial Density executed on April 10, 2013 and recorded in the ROD in **Book 3231** at **Page 3176**; and

WHEREAS, Owner owns that certain 61.093 acre parcel of real property (“the **Property**”) located on the north side of U.S. Highway 278 and bounded to the east by the Bluffton Fire Department Station #35 and bounded to the west by the Berkeley Hall Club community. Said Property is more particularly described in Exhibit “A” attached hereto and made a part hereof; and

WHEREAS, said Property is adjacent to the Buckwalter PUD which is located within the municipal limits of the Town, and is therefore contiguous with the Town; and

WHEREAS, portions of the Property have been improved to include the Saint Gregory the Great Catholic Church and the Saint Gregory the Great School consisting of an existing Church building of approximately 12,000 square feet; and an existing school building with offices supporting the school and the Church consisting of approximately 27,000 square feet, a church multipurpose building of approximately 27,000 square feet, and a sewer pump station and supporting infrastructure, parking, drives and rights of way (the “**Existing Development**”); and

WHEREAS, it is now the desire and intention of the Town and Owner to enter into this Twelfth Amendment to annex the Property into the Town to be included within the Concept Plan zoning of the Buckwalter Tract, designate the Property as being a part of the Buckwalter PUD, designate the Saint Gregory the Great Land Use Tract (the “**SGG Tract**”) as an additional Planning Area, and to establish the permitted uses for said SGG Tract; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Town and Owner agree as follows:

1. **Recitals.** The above recitals are incorporated herein by this reference thereto.
2. **Amendment of Development Agreement and Concept Plan.** The Development Agreement and Concept Plan are hereby further amended to provide:
 - A. Amendment to Development Agreement. The Buckwalter Concept Plan and Development Agreement, as amended, are hereby further amended to add the Property to the legal description of the property subject to the Development Agreement as a part of the Buckwalter Tract and the Development Agreement so amended. The effect of this Twelfth Amendment is to add the Property, depicted in the Plat described on Exhibit “B” attached hereto and made a part hereof as fully and completely as if the Property was originally included in the legal description to the Development Agreement.
 - B. Amendments to Concept Plan.
 - i. Land Use Designation and Development Standards. The Property is hereby designated as being a part of the Buckwalter PUD, said tract designated hereunder as the SGG Tract as depicted on the Amended Concept Plan for Buckwalter PUD attached hereto as Exhibit “C”. Development within the 61.093 acres of the newly designated SGG Tract shall be governed by the Zoning Regulations (as defined in the Development Agreement) and by the Amended Concept Plan. Specifically, the land uses and development standards applicable to the SGG Tract shall control development within the Property with the same effect as if included in the original Concept Plan and Development Agreement. Together with this Twelfth Amendment the Town has approved a Master Plan for the SGG Tract which Master Plan is attached hereto as Exhibit “D” and made a part hereof (the “**SGG Master Plan**”).

ii. Section 2 of the Concept Plan is further hereby amended as follows:

1. Section 2.A. Introduction. Add as new tenth (10th) Planning Area the SGG Tract.
2. Section 2.B. Allowed Land Uses. Add SGG Tract as a new sub-section 10, with the following allowed land uses and definitions:
 - a. Community Recreation.
 - b. Dwelling Units.
 - c. Hotel/Inn.
 - d. Institutional Civic.
 - e. Maintenance Areas.
 - f. Multifamily Residential.
 - g. Neighborhood Commercial – including specifically convenience stores and automobile service stations with up to 20 fueling stations but excluding Recreational Vehicle Parks.
 - h. Open Space.
 - i. Roads.
 - j. Setbacks and Buffers.
 - k. Siviculture.
 - l. Single Family Residential but excluding mobile homes.
 - m. Wetlands.
 - n. Utilities.

iii. Density. The Property is hereby added to the Buckwalter Concept Plan and designated as SGG Tract as depicted in the Amended Concept Plan attached hereto as Exhibit “C”. The Property shall have 10.30 acres of commercial density and multifamily density of up to 164 dwelling units and single family density of up to 82 dwelling units. The balance of the Property is designated as Institutional/Civic which use does not require allocations of density as such use does not count against overall commercial acreage or residential density allowed for the Buckwalter PUD except however for student housing and employee dormitories and for such use the Property is hereby designated with an additional 200 residential units.

iv. No Effect on Other Landowner Rights. No change which is hereby approved to the Development Agreement and Concept Plan shall have any effect whatsoever on any property or landowner rights other than the SGG Tract and Owner.

3. **Reaffirmation of Buckwalter Development Agreement, Concept Plan and Amendments Thereto.** The Buckwalter Development Agreement, Concept Plan and all prior amendments thereto as modified by this Twelfth Amendment are hereby ratified and reaffirmed as if set forth verbatim herein.
4. **Binding Effect.** This Twelfth Amendment to the Buckwalter Development Agreement and Concept Plan shall inure to the benefit of and be binding upon the respective parties hereto, their successors and assigns.

5. **Consistency with the Comprehensive Plan.** The Town confirms that the matters contained herein are consistent with the Comprehensive Plan of the Town of Bluffton and consistent with long range planning for the Town, wetland protection, and other planning goals.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto, in and through their authorized representatives, have caused these instruments to be executed on their behalf effective the date first above written.

WITNESSES:

TOWN OF BLUFFTON,
SOUTH CAROLINA

By: _____

Its: _____

Attest: _____

SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGEMENT

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of the Town of Bluffton, South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2020.

Notary Public for South Carolina
My Commission Expires: _____

WITNESSES:

THE BISHOP OF CHARLESTON,
A CORPORATION SOLE

By: _____

Its: _____

SOUTH CAROLINA)
)
COUNTY OF _____)

ACKNOWLEDGEMENT

I, _____, Notary Public for South Carolina do hereby certify that
_____ on behalf of The Bishop of Charleston personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2020.

Notary Public for South Carolina
My Commission Expires: _____

WITNESSES:

BEAUFORT-JASPER WATER & SEWER
AUTHORITY

By: _____

Its: _____

SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGEMENT

I, _____, Notary Public for South Carolina do hereby certify that
_____ on behalf of Beaufort-Jasper Water & Sewer Authority personally appeared before
me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2020.

Notary Public for South Carolina
My Commission Expires: _____

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 63.12 acres, more or less, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on a plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion Of Tax Parcel 600-13-46 The Meggett Tract", prepared by Connor & Associates, Inc., certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, dated November 14, 1997 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 63 at Page 9.

LESS AND EXCEPT that certain 0.33 acre parcel, more or less, shown as "Area of Acquisition" on that certain Title to Real Estate date February 11, 2011 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3040 at Page 2187.

LESS AND EXCEPT those certain "Frontage Roads" more particularly shown and described in that certain Deed of Right-of-Way in favor of Beaufort County, a political subdivision of the State of South Carolina dated December 14, 2015 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3460 at Pages 1928-1931.

TMS #: R600 022 000 0125 0000

EXHIBIT “B”

Plat

60' 0" 100' 0" 150' 0" 200' 0"

N/F
BERKELEY HALL CLUB INC
TMS R600 013 000 0046 0000

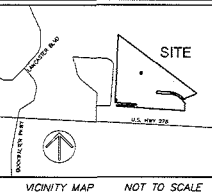
N/F
EAGLES POINT GOLF
COURSE LLC
TMS R600 022 000 0019 0000

N/F
EAGLES
POINTE
HOMEOWNER'S
ASSOC INC
TMS R600 022 000
0055 0000

N/F
EAGLES POINT GOLF
COURSE LLC
TMS R600 022 000 0019 0000

N/F
THE BISHOP OF
CHARLESTON
TMS R600 032 000 0175 0000
2,656,736.29 S.F.
61.008 AC.

N/F
BLUFFTON TOWNSHIP
FIRE DISTRICT
TMS R600 022 000 0316 0000



LEGEND

- RRF ■ IRON REBAR FOUND
- CAF ■ CONC. MONUMENT FOUND
- CLC POINT - CORNER NOT SET
- RES ○ IRON REBAR SET
- PKS ○ PK NAIL SET
- RRWF ■ RIGHT-OF-WAY CONC. MONUMENT FOUND
- JP ■ IRON PIPE FOUND
- N.T.S. NOT TO SCALE
- POWER POLE
- GUY WIRE
- OVERHEAD POWER LINE
- EDGE OF PAVEMENT

NOTES

1. THIS PARCEL APPEARS TO BE IN FLOOD ZONE C. FROM MAPS 0055-3 AND 0055-3 COMMUNITY 450025.
2. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE (NAD 83).
3. PLOTS WERE SCALED IN PER GOOGLE EARTH. APPROXIMATE POND AREA CALCULATIONS IS TO THE TOP OF BANK.

REFERENCES

1. A BOUNDARY PLAT OF 63.12 ACRES, A PORTION OF TWP. 16N, R600-022, THE MCGEE TRACT, PLAT BOOK 63 PAGE 9, DATE: 11-14-87, BY: MATTHEW W. CRAWFORD, S.C.R.L.S. NO. 9756
2. A SUBDIVISION PLAT OF PHASE II, A SECTION OF EAGLES POINT, PLAT BOOK 75 PAGE 73, DATE: 01-15-92, BY: MARK W. THOMAS II, S.C.R.L.S. NO. 14531
3. A CAD FILE BY WARD EDWARDS FOR PARISH LIFE CENTER - PHASE 1 UTILITIES RECEIVED ON 2-21-18.
4. AN EASEMENT PLAT OF ST. GREGORY THE GREAT BLUMHARDT EXPANSION DATED 03-12-18, PLAT BOOK 149 PAGE 63, BY: MARK ELLIS LAMB, S.C.R.L.S. NO. 23300
5. A RIGHT-OF-WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH, BY: ATLAS SURVEYING, DATED: 12-10-18.

PREPARED FOR:
ST. GREGORY THE GREAT
CATHOLIC CHURCH
A BOUNDARY SURVEY OF
ST. GREGORY THE GREAT
CATHOLIC CHURCH
TAX PARCEL NO. R600 022 000 0175 0000

THE TOWN OF BLUFFTON
BLUFFTON COUNTY, SOUTH CAROLINA
FILED: 01-11-2020
BY: 01-11-2020
PROJECT NO. 18-0000
FILE

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANTI-SURVEYOR'S MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

ATLAS SURVEYING, INC.
45 BROWN'S CREEK ROAD, SUITE #2
ROSELAND, SC 29036
PHONE: (843) 645-9272
WEBSITE: WWW.ATLASSURVEYING.COM

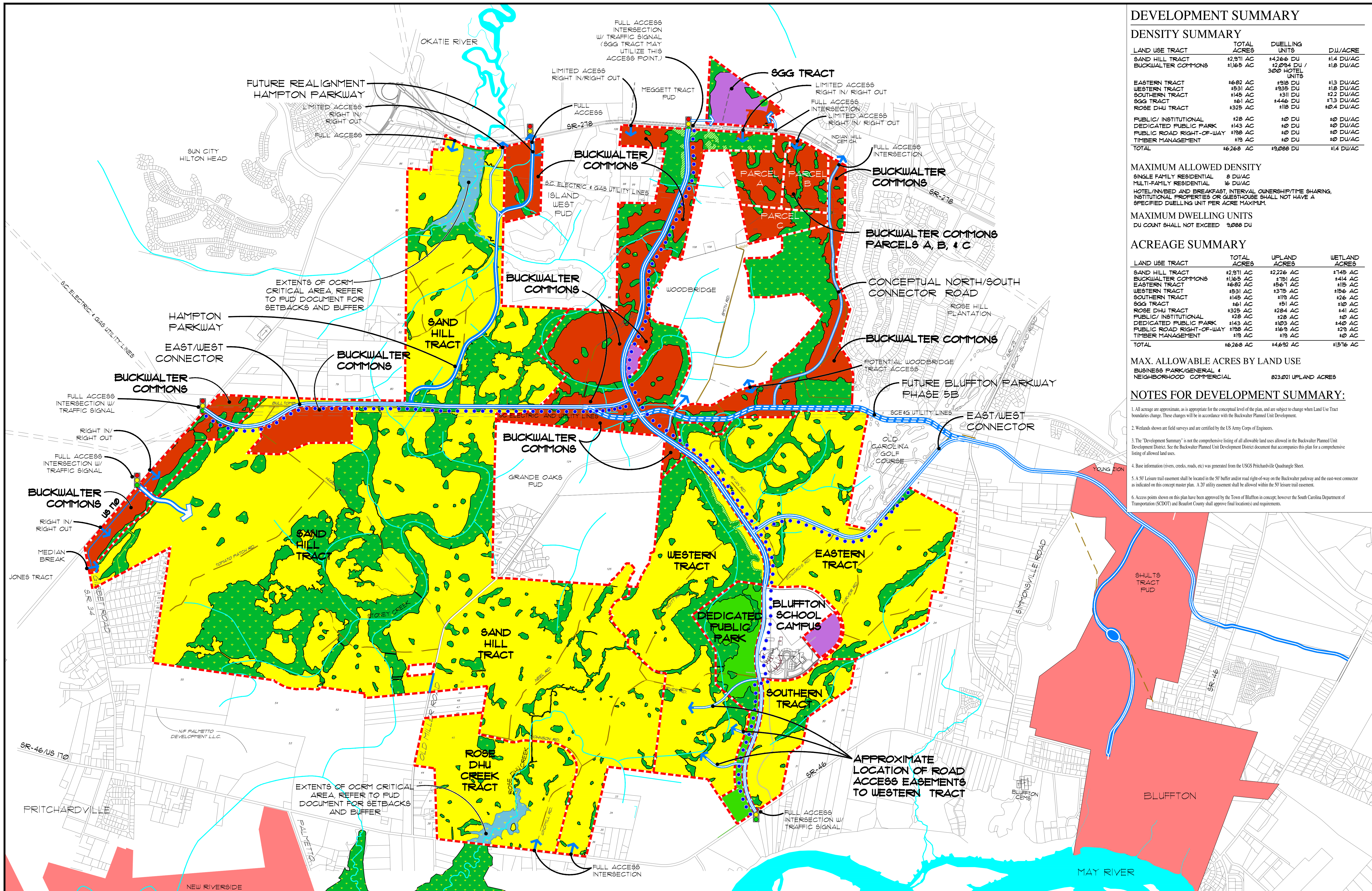
ATLAS SURVEYING, INC.
SOUTH CAROLINA
JAN 11 2020
BY: [Signature]
NOT VALID WITHOUT SIGNATURE

100 200 0 100 200
GRAPHIC SCALE

U.S. HIGHWAY 276 P.W. VARIES

EXHIBIT C

Amended Concept Plan for Buckwalter PUD



DEVELOPMENT SUMMARY

DENSITY SUMMARY

LAND USE TRACT	TOTAL ACRES	DWELLING UNITS	D.U./ACRE
SAND HILL TRACT	\$2,911 AC	\$4,266 DU	\$1.4 DU/AC
BUCKWALTER COMMONS	\$1,165 AC	\$2,084 DU / 300 HOTEL UNITS	\$1.8 DU/AC
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PUBLIC ROAD RIGHT-OF-WAY	\$198 AC	\$0 DU	\$0 DU/AC
TIMBER MANAGEMENT	\$19 AC	\$0 DU	\$0 DU/AC
TOTAL	\$6,268 AC	\$9,088 DU	\$1.4 DU/AC

MAXIMUM ALLOWED DENSITY

SINGLE FAMILY RESIDENTIAL 8 DU/AC
MULTI-FAMILY RESIDENTIAL 16 DU/AC
HOTEL/INN/VEB AND BREAKFAST, INTERVAL OWNERSHIP/TIME SHARING, INSTITUTIONAL, PROPERTIES OR GUESTHOUSE SHALL NOT HAVE A SPECIFIED DWELLING UNIT PER ACRE MAXIMUM.

MAXIMUM DWELLING UNITS

DU COUNT SHALL NOT EXCEED 9,088 DU

ACREAGE SUMMARY

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SGG TRACT	\$61 AC	\$51 AC	\$10 AC
ROSE DHU TRACT	\$325 AC	\$284 AC	\$41 AC
PUBLIC/ INSTITUTIONAL	\$28 AC	\$28 AC	\$0 AC
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TIMBER MANAGEMENT	\$19 AC	\$19 AC	\$0 AC
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MAX. ALLOWABLE ACRES BY LAND USE

BUSINESS PARK/GENERAL & NEIGHBORHOOD COMMERCIAL 823,021 UPLAND ACRES

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- Access points shown on this plan have been approved by the Town of Bluffton in concept; however the South Carolina Department of Transportation (SCDOT) and Beaufort County shall approve final locations and requirements.

CONCEPT MASTER PLAN

For:
Buckwalter
PLANNED UNIT DEVELOPMENT
Bluffton, South Carolina

Prepared For:
Branigar Organization
Savannah, Georgia



A company of
INTERNATIONAL PAPER

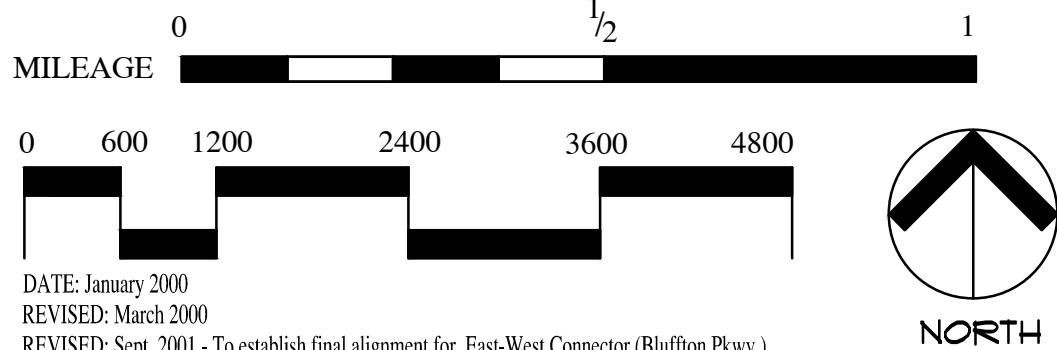
Prepared By:
Wood+Partners, Inc.
Landscape Architects/Land Planners
Hilton Head Island, South Carolina
Thomas & Hutton Engineering Co.
Savannah, Georgia

LEGEND:

- ROADS / PUBLIC RIGHT-OF-WAY
- INTERSECTION/ ACCESS POINTS
- EXISTING DIRT ROADS
- STREAMS / WATER CHANNELS
- LAND USE TRACT LIMIT
- LEISURE TRAIL

PUD LAND USE AREAS

- RESIDENTIAL
- COMMERCIAL
- PUBLIC/INSTITUTIONAL
- WETLANDS
- TIMBER MANAGEMENT
- OCRM CRITICAL AREA
- DEDICATED PUBLIC PARK



DATE: January 2000
REVISED: March 2000
REVISED: Sept. 2001 - To establish final alignment for East-West Connector (Bluffton Pkwy.)
REVISED: October 2001 - To provide leisure trail along East / West Connector
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REVISED: May 2005 - Hampton Parkway addition
REVISED: July 2005 - Graves Tract Addition
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REVISED: January 2006 - Jacoby addition
REVISED: May 2007 - Buckwalter Commons
REVISED: November 2007 - Willow Run Tract
REVISED: February 2008 - Unit Counts
REVISED: March 23, 2009 C-1 278 Parcel
REVISED: November 2011 - Buckwalter 10th Amendment - Robertson Site
REVISED: February 2012 - Modified Bluffton Parkway Phase 5B Alignment
REVISED: October 2012 - Modified Sand Hill Tract/Buckwalter Commons Connector Road to add 70 Acres into Buckwalter Commons
REVISED: July 2020 - Amended Saint Gregory the Great Tract (SGG Tract). Modification includes addition of 51,006 acres of public / institutional and 10,033 acres of commercial and added 446 Residential Dwelling Units.
Included future Bluffton Parkway Phase 5B.

EXHIBIT “D”

SGG Tract Master Plan

BUILDING LEGEND

- EXISTING
- PROPOSED EXPANSION
- NEW BUILDING S.G.G. CAMPUS

LEGEND

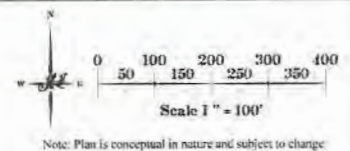
- (A) EXISTING CHURCH (+/- 12,000 S.F.)
- (B) EXISTING SCHOOL (+/- 27,000 S.F.)
- (C) RESSURECTION GARDEN
- (D) EXISTING PARKING (+/- 530 SPACES)
- (E) STORMWATER POND
- (F) FUTURE DEVELOPMENT/ PARKING EXPANSION
- (G) PARISH LIFE CENTER
- (H) COURTYARD
- (I) MULTI-PURPOSE FIELD
- (J) FUTURE MAIN CHURCH
- (K) SCHOOL/CHURCH EXPANSION
- (L) FUTURE RECTORY
- (M) CROSS COUNTRY TRAIL
- (N) FUTURE SERVICE BUILDING
- (O) APPROXIMATE LOCATION OF RELOCATABLE CURB CUTS, TYP.



CAMPUS MASTER PLAN FOR ST. GREGORY THE GREAT BLUFFTON, SOUTH CAROLINA

Wilmer Jones-Keefer
LLC
landscape architecture
and planning
www.wjkllc.com

FEBRUARY, 2020



CONCEPT MASTER PLAN

For:
Buckwalter
PLANNED UNIT DEVELOPMENT
Bluffton, South Carolina

Prepared For:
Branigar Organization
Savannah, Georgia



A company of
INTERNATIONAL PAPER

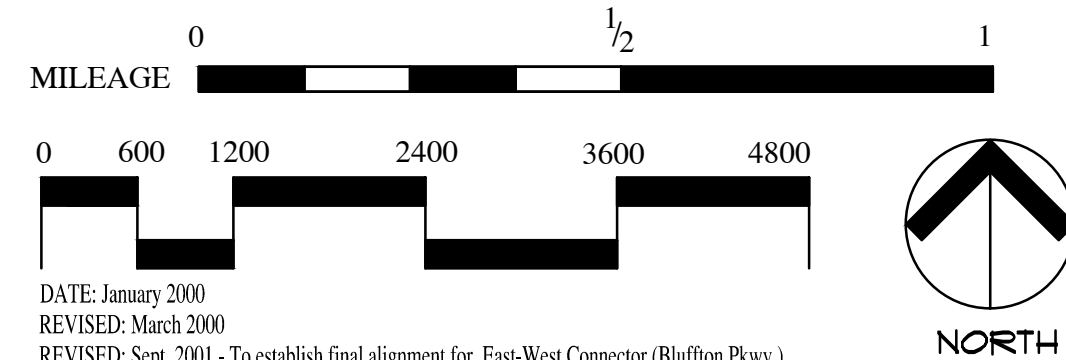
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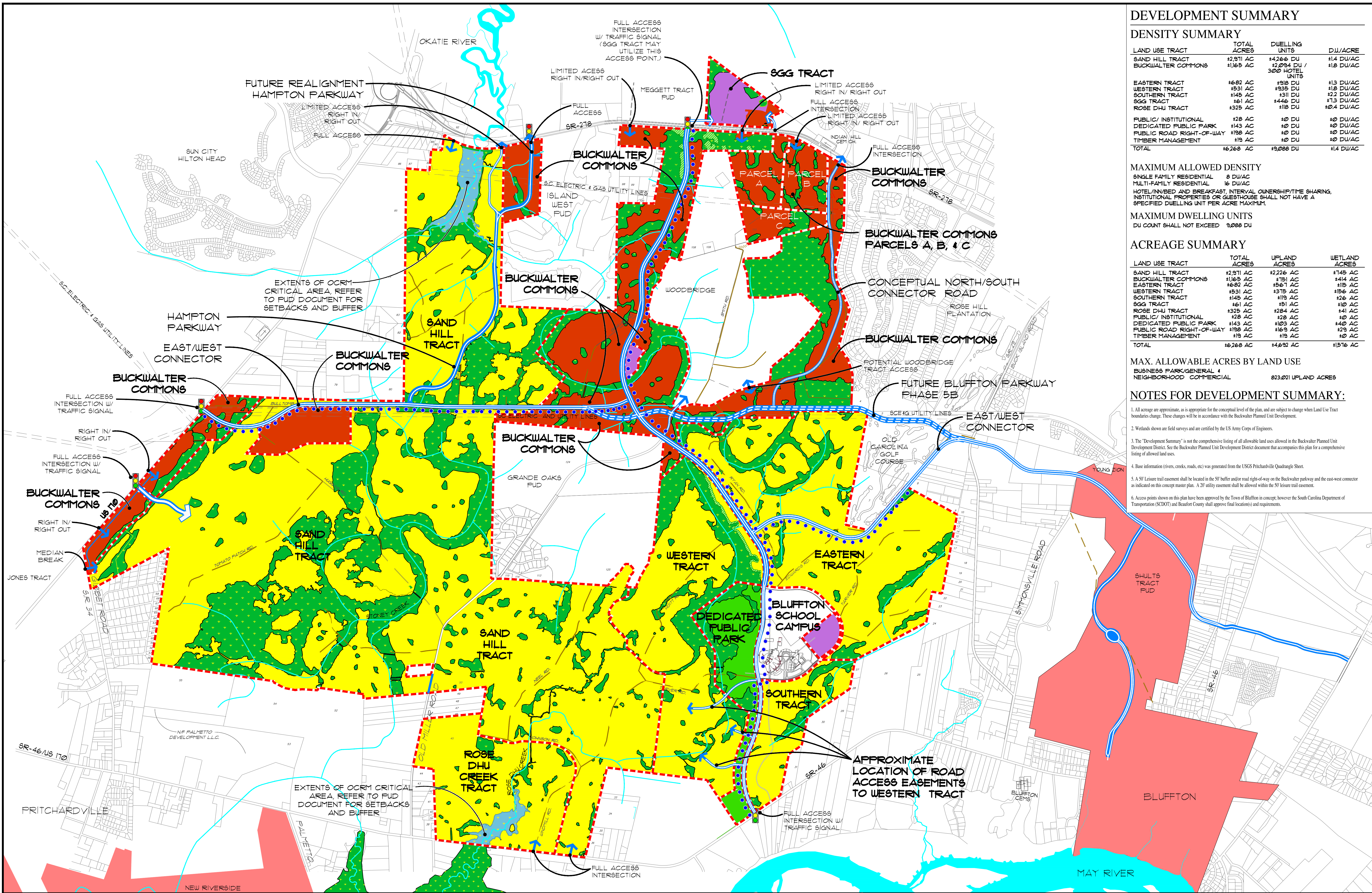
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Attachment 4

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Permitted only as part of a Traditional Community Plan (TCP), Not included as a specific use for the jurisdiction (---)		
Land Use Type	Jurisdiction/ Zoning District	
	Beaufort County	Town of Bluffton
	C-3 Neighborhood Mixed Use (C3NMU)1	Buckwalter Planned Unit Development - Saint Gregory The Great Land Use Tract
Agriculture		
Agricultural Support Services	TCP	P
Forestry	P	P
Horse Riding School, Horse Training, Commercial Stables	C	P
Seafood/Shelfish Packaging/Processing	---	---
Residential		
Dwelling: Single-Family Detached Unit	P	P
Dwelling: Single-Family Attached Unit	P	P
Dwelling: Two Family Unit (Duplex)	P	P
Dwelling: Multifamily Unit	C	P
Dwelling: Accessory Unit	C	P
Dwelling: Family Compound	C	P
Dwelling: Group Home	P	P
Community Residence	TCP	P
Home Office	C	P
Home Business	TCP	P
Live/Work	TCP	P
Retail & Restaurants		
General Retail 50,000 SF or less	---	P
General Retail with Drive-Thru	---	P
Bar, Tavern, Nightclub	---	C
Gas Station/Fuel Sales	C	P
Outdoor Sales	---	P
Restaurant, Café, Coffee Shop	TCP	P
Restaurant, Café, Coffee Shop with Drive-Thru	---	P
Vehicle Sales & Rental Light	---	P
Offices & Services		
Adult Oriented Business	---	---
Artisan Workshop	P	P
General Office & Services 25,000 SF or less	---	P
General Office & Services with Drive Thru	---	P
Animal Services: Clinic Hospital	TCP	P
Animal Services: Kennel	---	P
Car Wash	---	P
Cemetery	---	P
Day Care: Family Home (up to 8 clients)	P	P
Offices & Services - Continued		
Day Care: Commercial Center (9 or more clients)	TCP	P
Lodging: Bed & Breakfast (5 rooms or less)	TCP	P
Lodging: Inn (up to 24 rooms)	TCP	P
Lodging: Hotel	---	P
Medical Services: Clinics/Offices	TCP	P
Personal Service Establishments	---	P
Residential Storage Facility	---	---
Tattoo/Body Art Parlor	---	---
Vehicle Services: Minor Maintenance & Repair	---	P
Vehicle Services: Major Maintenance & Repair	---	---

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Permitted only as part of a Traditional Community Plan (TCP), Not included as a specific use for the jurisdiction (---)		
Land Use Type	Jurisdiction/ Zoning District	
	Beaufort County	Town of Bluffton
	C-3 Neighborhood Mixed Use (C3NMU) ¹	Buckwalter Planned Unit Development - Saint Gregory The Great Land Use Tract
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (Less than 15,000 SF)	TCP	P
Community Oriented Cultural Facility (More than 15,000 SF)	---	P
Community Public Safety Facility	P	P
Conference or Exhibition Center	---	P
Club, Lodge, Union Hall, or Social Center	---	P
Golf Course	P	P
Government Building	---	P
Institutional Care Facility	---	P
Meeting Facility/Place of Worship (Less than 15,000 SF)	C	P
Meeting Facility/Place of Worship (More than 15,000 SF)	C	P
Museum	---	P
Park, Playground, Outdoor Recreation Area	P	P
Recreation Facility	---	P
Recreation Facility: Commercial Indoor	---	P
Recreation Facility: Commercial Outdoor	---	P
Recreation Facility: Community-Based	---	P
School: Public or Private	P	P
School: Specialized Training/Studio	P	P
School: College or University	S	P
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	C	P
Parking Facility, Public or Commercial	---	---
Transportation Terminal	---	---
Industrial		
Artisan Workshop (<i>considered light manufacturing in County</i>)	---	P
Concrete & Asphalt Plants	---	---
Contractor's Office	---	---
Junk & Salvage Operations	---	---
Light Assembly/Fabrication (<i>considered light manufacturing in County</i>)	---	---
Mini-warehouses or Self-service Storage Facilities	---	---
Research and laboratory	---	P
Solid Waste Transfer Facility/Recycling Center	---	---
Telecommunication Towers	S	C
Warehouse or Distribution Operation	---	---
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	---	---

Notes:

¹ Community Development Code, Section 3.3.30

BUILDING LEGEND

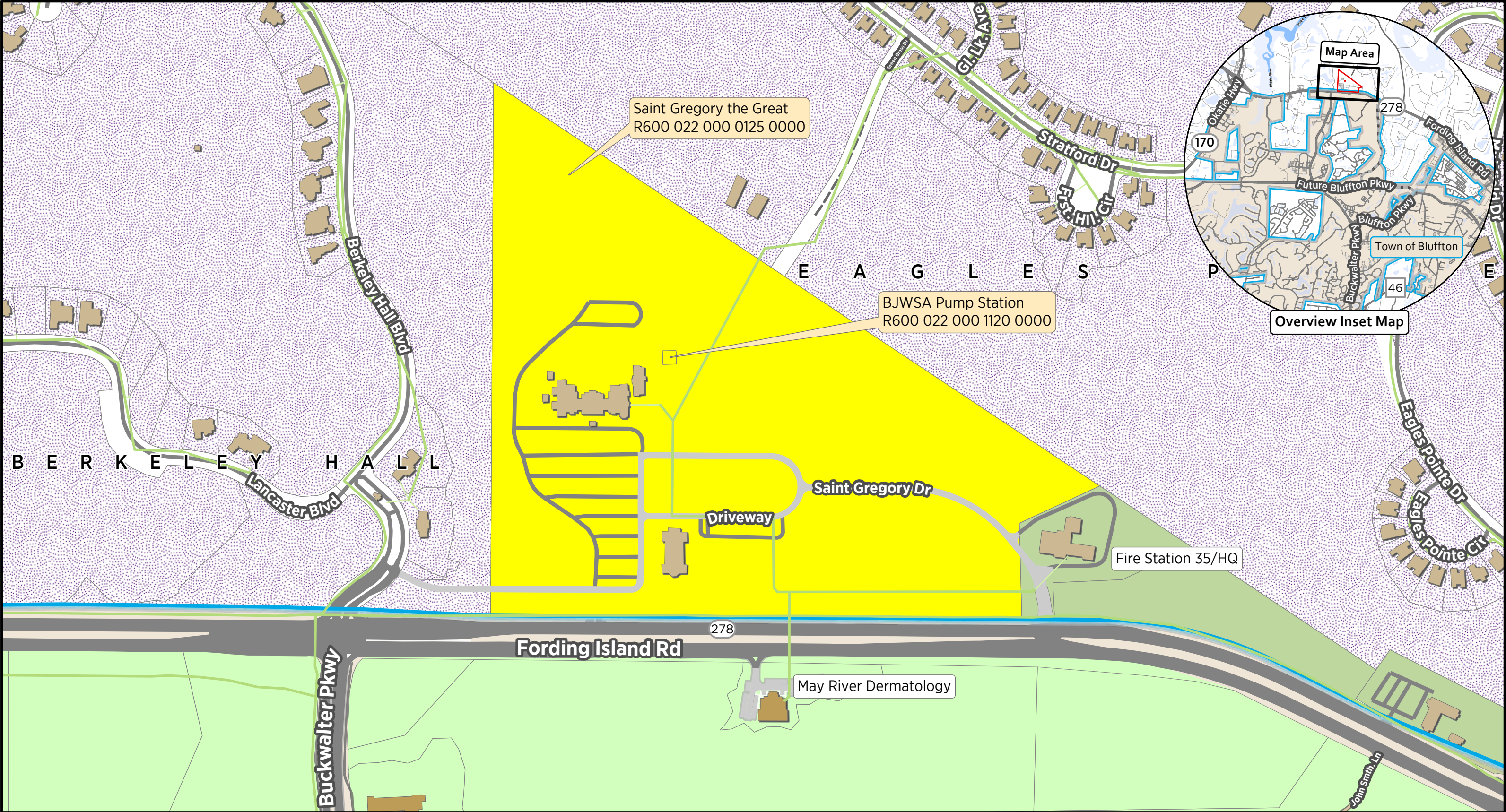
- EXISTING
- PROPOSED EXPANSION
- NEW BUILDING S.G.G. CAMPUS

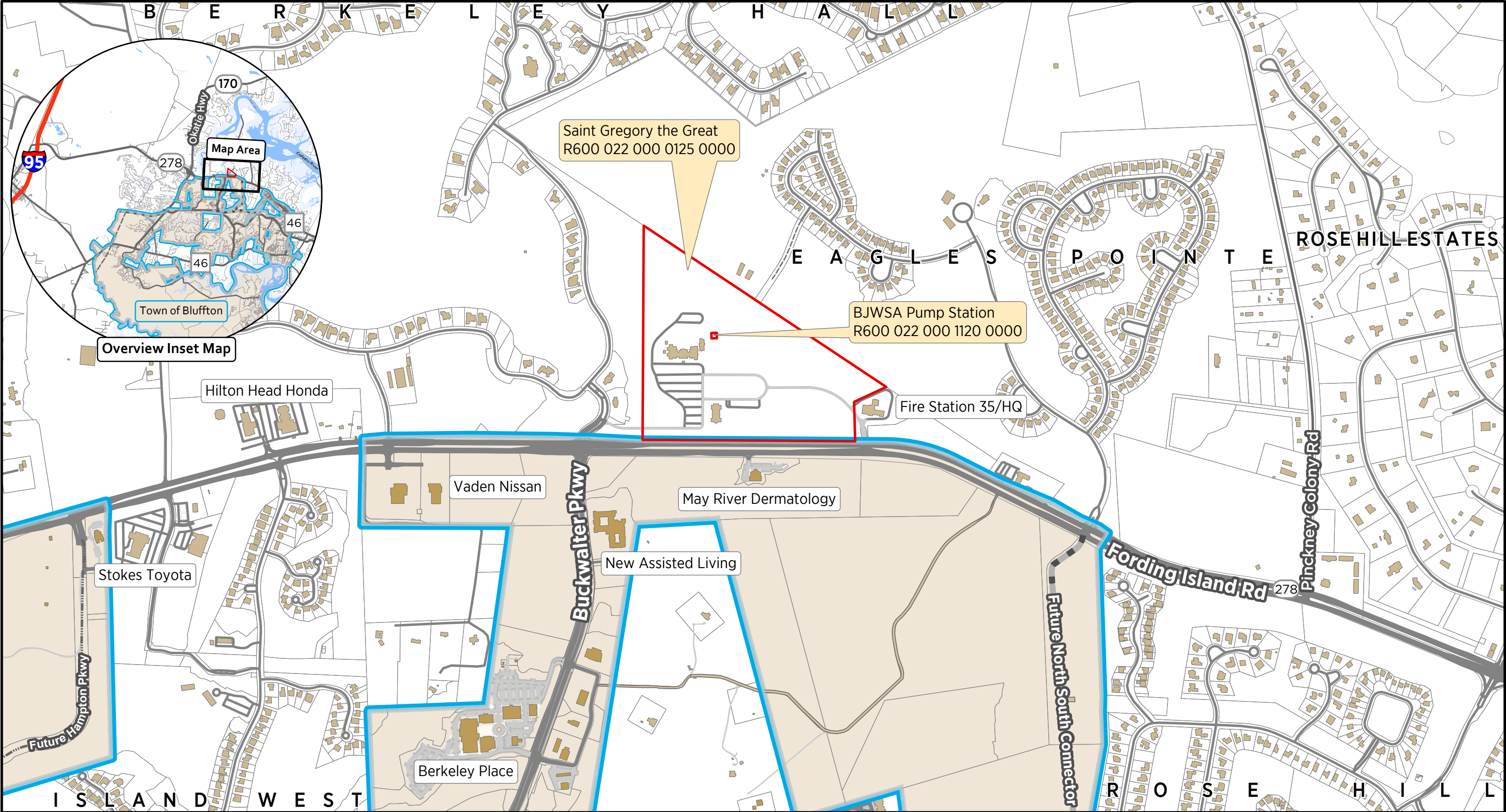
LEGEND

- EXISTING CHURCH (+/- 12,000 S.F.)
- EXISTING SCHOOL (+/- 27,000 S.F.)
- RESSURECTION GARDEN
- EXISTING PARKING (+/- 530 SPACES)
- STORMWATER POND
- FUTURE DEVELOPMENT/ PARKING EXPANSION
- PARISH LIFE CENTER
- COURTYARD
- MULTI-PURPOSE FIELD
- FUTURE MAIN CHURCH
- SCHOOL/CHURCH EXPANSION
- FUTURE RECTORY
- CROSS COUNTRY TRAIL
- FUTURE SERVICE BUILDING
- APPROXIMATE LOCATION OF RELOCATABLE CURB CUTS, TYP.

Attachment 6







Legend

- St. Gregory the Great Annexation
- Town of Bluffton Limits
- Building Footprints**
- BLUFFTON
- COUNTY

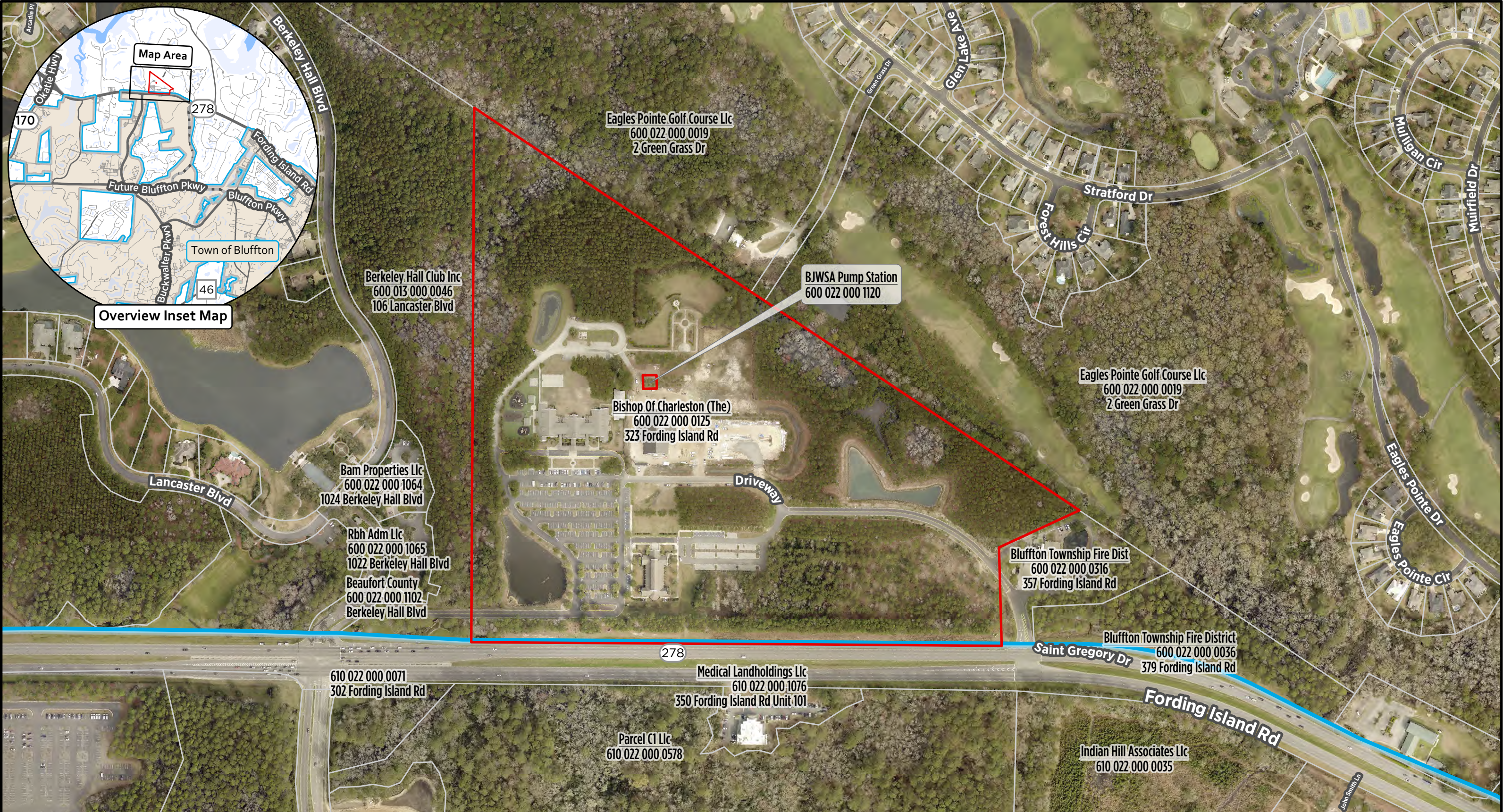
Attachment 8

SAINT GREGORY THE GREAT

CATHOLIC CHURCH ANNEXATION REQUEST

0 100 200 400 600 Yards

Ryan J. Coleman, GISP
Date: 7/30/2019



Legend

- St. Gregory the Great Annexation
- Town of Bluffton Limits
- Property Lines

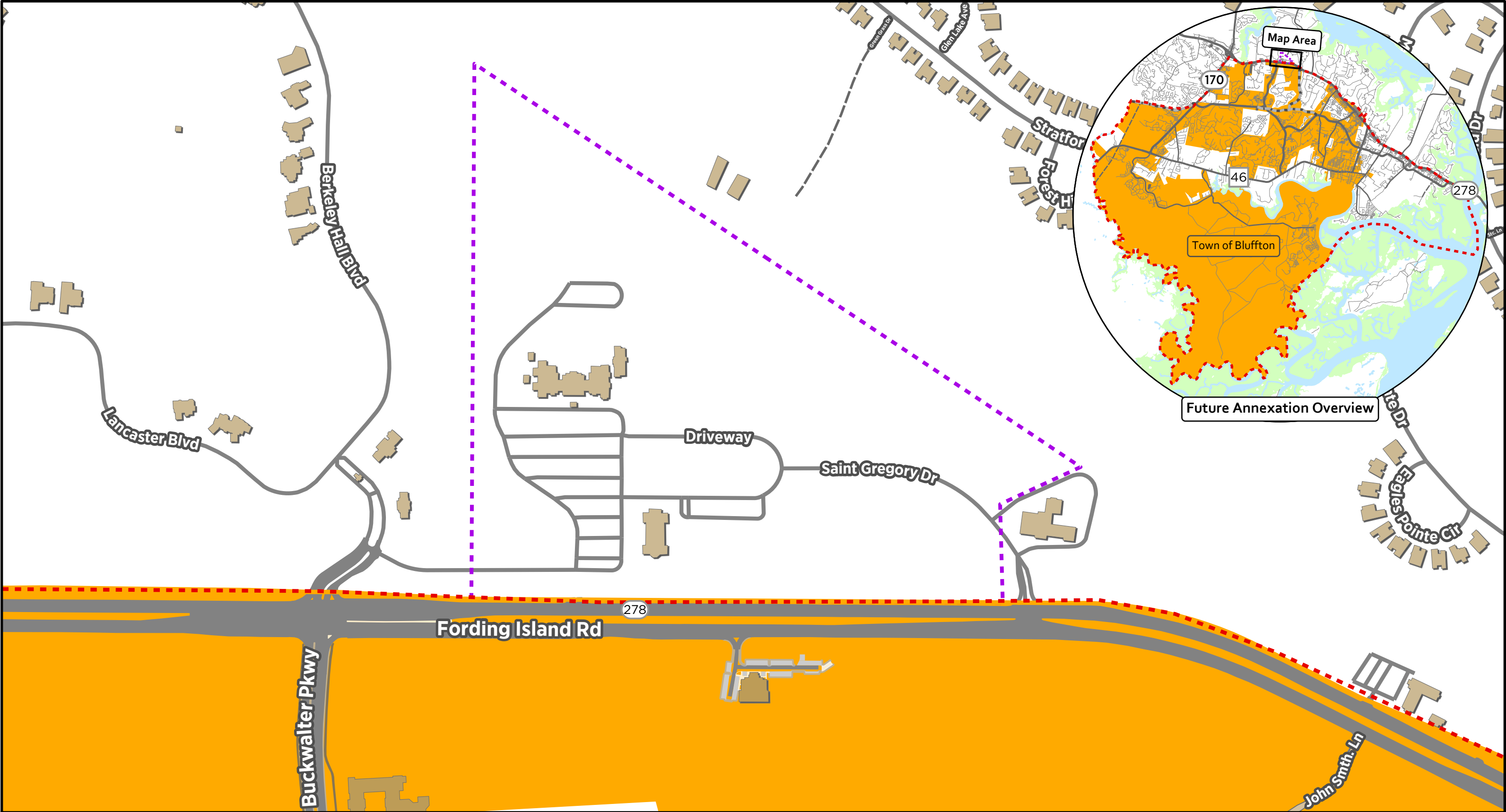
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Attachment **9**

SAINT GREGORY THE GREAT

CATHOLIC CHURCH ANNEXATION REQUEST

Ryan J. Coleman, GISP
Date: 7/30/2019




- Legend
- Future Annexation Limits
 - Future Limits After Annexation
 - Town of Bluffton Limits

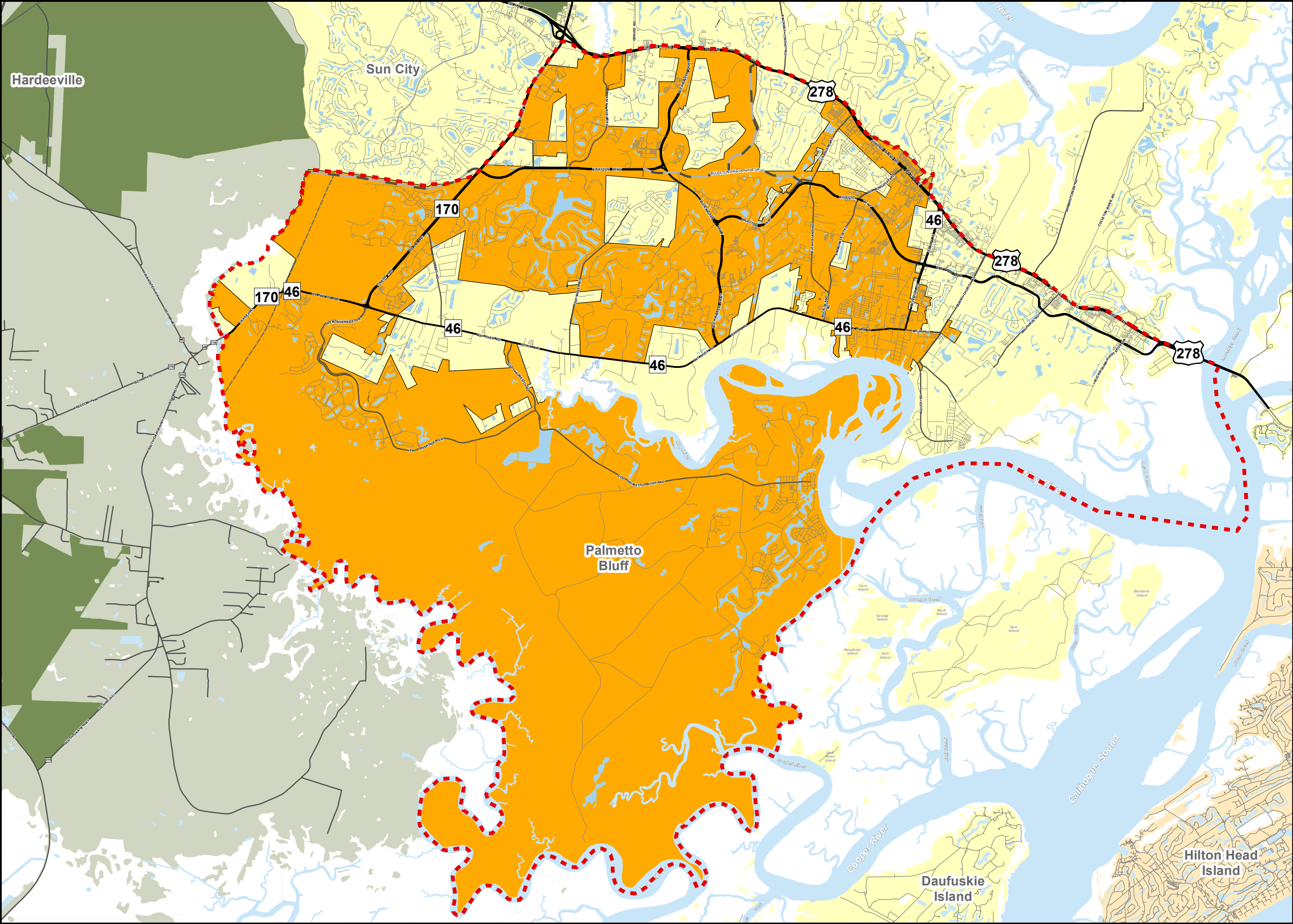
Attachment 10
TOWN OF BLUFFTON - BEAUFORT COUNTY - SOUTH CAROLINA
SAINT GREGORY THE GREAT
CATHOLIC CHURCH ANNEXATION REQUEST

0 100 200 400 600 Feet

N
W E
S


TOWN OF BLUFFTON
EST. 1822
SOUTH CAROLINA

Ryan J. Coleman, GISP
Date: 7/30/2019



Town of Bluffton
Beaufort County, SC

Growth Management
Department

**Future
Annexation
Area**

Legend

JURISDICTIONAL

- Hilton Head Island
- Hardeeville
- Beaufort County
- Jasper County
- Town of Bluffton
- Town of Bluffton Future Limits

TRANSPORTATION

- Paved Roads
- Proposed Roads

HYDROLOGY

- Marsh
- Water

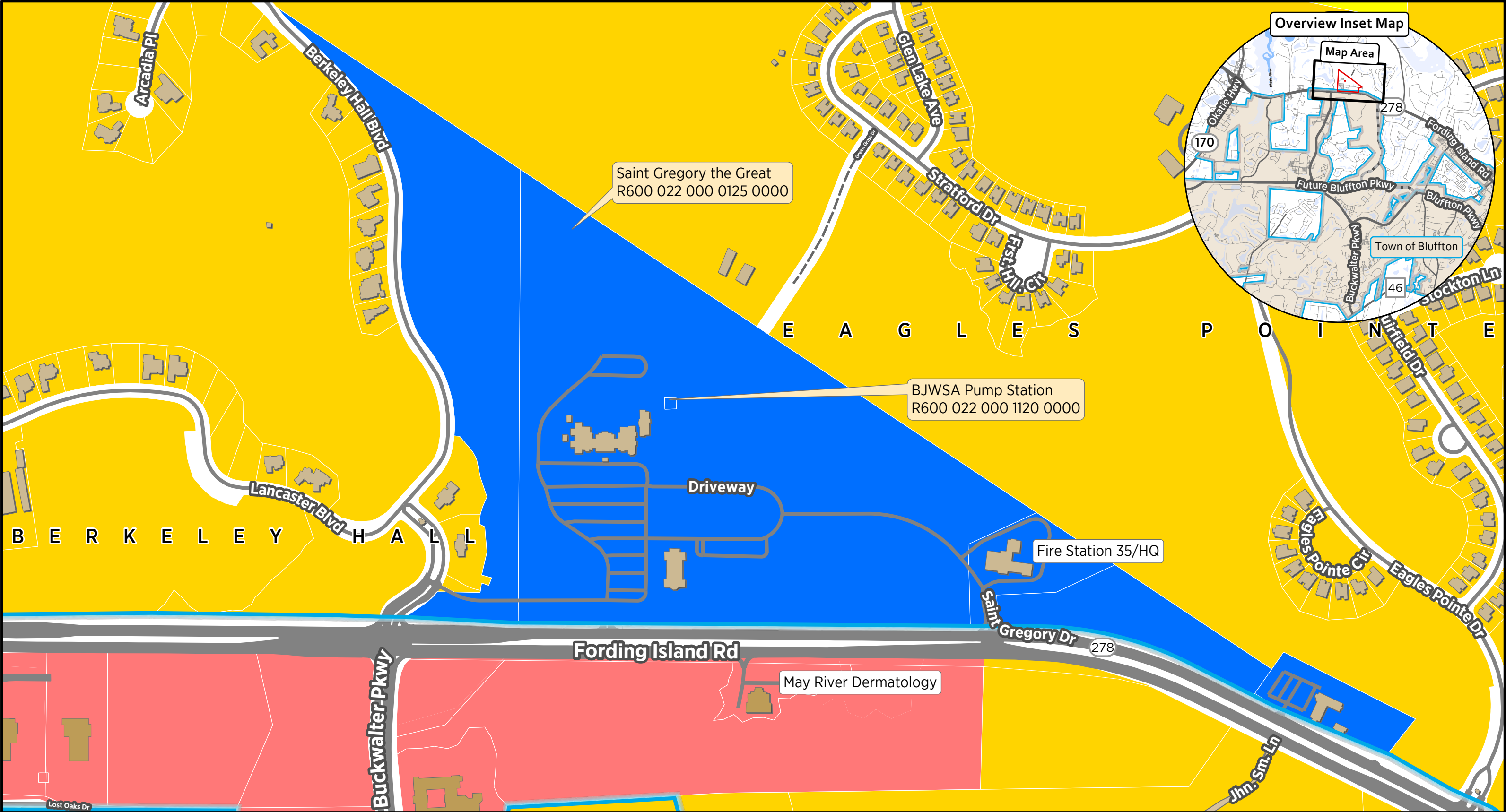
Adopted: 9/04/2007
Revised: 12/09/2014
Updated: 3/20/2019

Map Prepared By:
**Ryan
Coleman, GISP**

1
Mile



This map was created by the GIS Office of the Town of Bluffton's Information Technology Division and is solely intended to be used as a graphical representation for the Town of Bluffton. The GIS maps and data distributed by the GIS Office of the Town of Bluffton's Information Technology Division are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the town's Geographic Information Systems database.



Legend

Town of Bluffton Limits

Future Land Use

CIVIC/INSTITUTIONAL	LOW DENSITY RESIDENTIAL
CONSERVATION/PRESERVATION	LOW INTENSITY COMMERCIAL
HIGH DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL
HIGH INTENSITY COMMERCIAL	MEDIUM INTENSITY COMMERCIAL
	MIXED USE
	RECREATION/OPEN SPACE

Attachment 11


TOWN OF BLUFFTON - BEAUFORT COUNTY - SOUTH CAROLINA

SAINT GREGORY THE GREAT

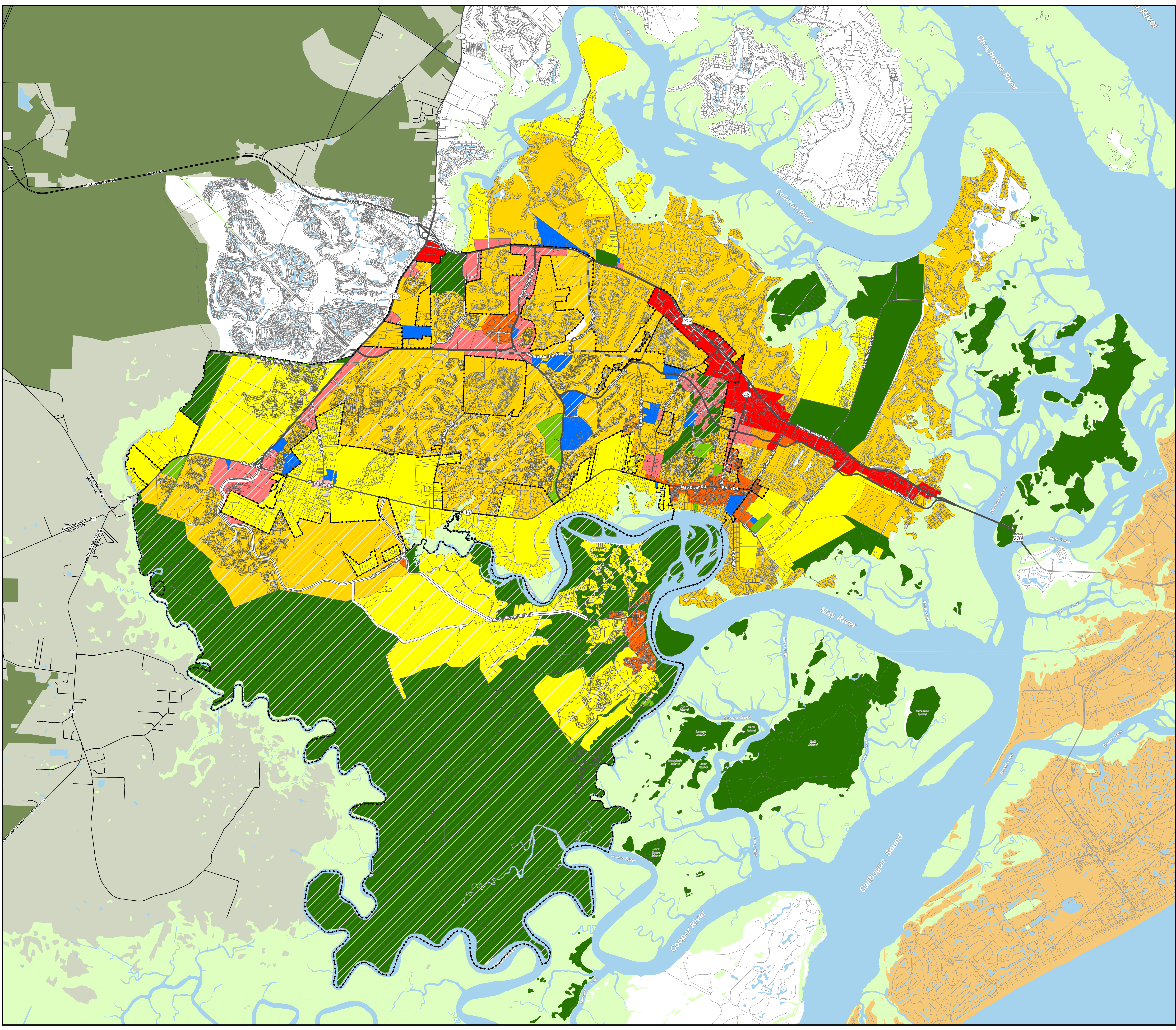
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0 100 200 400 600 Feet

N
W E
S



Ryan J. Coleman, GISP
Date: 7/30/2019



Town of Bluffton
Beaufort County, SC

**Information
Technology Department**

**FUTURE
LAND
USE**

Legend

FUTURE LAND USE

- High Intensity Commercial
- Medium Intensity Commercial
- Low Intensity Commercial
- Mixed Use
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Civic/Institutional
- Recreation/Open Space
- Conservation/Preservation
- In PUD

JURISDICTIONAL

- Hilton Head Island
- Hardeeville
- Beaufort County
- Jasper County
- Bluffton Town Limit

MISCELLANEOUS

- Bluffton Parcel Lines
- Beaufort County Jasper County Parcel Lines

TRANSPORTATION

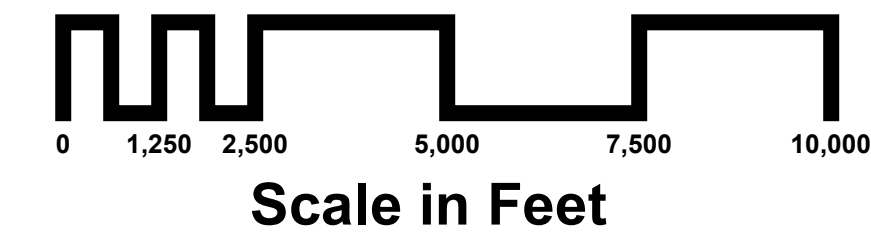
- Paved Road
- Bluffton Parkway (Proposed)

HYDROLOGY

- Marsh
- Water

Adopted: 9/04/2007
Revised: 12/09/2014
Updated: 3/20/2019

Map Prepared By:
Ryan Coleman, GISP



DISCLAIMER:
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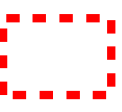




Attachment 12

Town of Bluffton
Beaufort County, SC







Growth Management
Department

Growth Framework Map 8.5


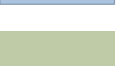
Map Legend

-  Future Bluffton Limits
-  Town Center Place Type Assembly
-  Village Place Type Assembly
-  Hamlet Place Type Assembly
-  Rural Crossroad Place Type Assembly

Streets

-  Major Road
-  Minor Road
-  Local Road
-  Future Major Road
-  Future Road
-  Pathway

Water Type

-  Water
-  Marsh

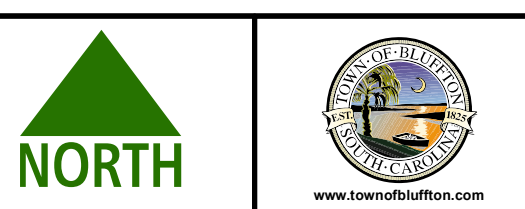
County

-  Beaufort
-  Jasper

Adopted: 11/10/2011
Revised: 12/09/2014
Updated: 3/20/2019

Map Prepared By:
Ryan
Coleman, GISP

0 0.25 0.5 1 Miles



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Attachment 13

St. Gregory the Great Annexation

Application Meeting Sequence REVISED

Meeting	Date	Task Description/ Application(s) for Review	Action(s)
Pre-Application Meeting COMPLETE	January 31, 2019 9:00 a.m.	Annexation Petition (ANNX-07-19-13330)	Review of Application Requirements and Timeline
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331)	
		Comprehensive Plan Amendment (COMP-07-19-13329)	
Application Submittal Meeting COMPLETE	July 10, 2019	Annexation Petition (ANNX-07-19-13330)	Submittal of Applications
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331)	
		Comprehensive Plan Amendment (COMP-07-13329)	
Town Council “Intent to Annex”, Ordinance 1 st Reading & Consideration COMPLETE	August 13, 2019 6:00 p.m.	Annexation Petition (ANNX-07-19-13330)	“Intent to Annex”, Ordinance 1 st Reading
Application Submittal Meeting COMPLETE	February 21, 2020 Via Email	Annexation Petition (ANNX-07-19-13330)	Resubmittal of Applications with Revised Materials
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331)	
		Buckwalter Development Agreement Amendment (DAA-02-20-14041)	Submittal of Applications
		Buckwalter Concept Plan Amendment (CPA-02-20-14047)	
		St. Gregory the Great Master Plan (MP-02-20-14050)	
Development Review Committee	June 24, 2020	Buckwalter Concept Plan Amendment (CPA-02-20-14047)	Discussion and Comments for Consideration. The DRC will provide comments on the Buckwalter Concept Plan Amendment and the Master Plan. The Buckwalter Concept Plan is to increase the boundary.
	June 24, 2020	St. Gregory the Great Master Plan (MP-02-20-14050)	
Submittal of Revisions for Planning Commission Packet	July 3, 2020	Buckwalter Concept Plan Amendment (CPA-02-20-14047)	Any revisions for the Buckwalter Concept Plan Amendment. The Master Plan Amendments, can wait until August 7, 2020 when the Master Plan will go to the Planning Commission for a recommendation to Town Council.
		St. Gregory the Great Master Plan (MP-02-20-14050)	
Public Hearing Notice 30 days Prior to Public Hearing	July 26, 2020	Annexation Petition (ANNX-07-19-13330) ☐ ☐ ☐	Letters notifying adjacent property owners within 500’ radius of pending applications and associated upcoming Public Hearings ☐ Post the property ☐ Newspaper Notification ☐
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331) ☐ ☐ ☐	
		Comprehensive Plan Amendment (COMP-07-19-13329) ☐	
		Buckwalter Development Agreement Amendment (DAA-02-20-14041) ☐	
		Buckwalter Concept Plan Amendment (CPA-02-20-14047) ☐	
		St. Gregory the Great Master Plan (MP-02-20-14050)	
Planning Commission Workshop	July 22, 2020	Annexation Petition (ANNX-07-19-13330)	Discussion and Comments for Consideration. Projects not highlighted do not require the workshop, however, it will be included in the discussion.
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331)	
		Comprehensive Plan Amendment (COMP-07-19-13329)	
		Buckwalter Development Agreement Amendment (DAA-02-20-14041)	
		Buckwalter Concept Plan Amendment (CPA-02-20-14047)	
		St. Gregory the Great Master Plan (MP-02-20-14050)	
Submittal of Revisions for Planning Commission Packet	August 7, 2020	Annexation Petition (ANNX-07-19-13330)	Any revisions to plans will need to be resubmitted by this date to provide adequate time for staff to review and comment.
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331)	
		Comprehensive Plan Amendment (COMP-07-19-13329)	

Attachment 13

St. Gregory the Great Annexation

Application Meeting Sequence REVISED

		Buckwalter Development Agreement Amendment (DAA-02-20-14041)	
		Buckwalter Concept Plan Amendment (CPA-02-20-14047)	
		St. Gregory the Great Master Plan (MP-02-20-14050)	
Planning Commission Public Hearing & Recommendation to Town Council	August 26, 2020	Annexation Petition (ANNX-07-19-13330) ⚠	Public Hearing and Recommendation to Town Council Public Hearing Cases ⚠
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331) ⚠	
		Comprehensive Plan Amendment (COMP-07-19-13329) ⚠	
		Buckwalter Development Agreement Amendment (DAA-02-20-14041) ⚠	
		Buckwalter Concept Plan Amendment (CPA-02-20-14047) ⚠	
		St. Gregory the Great Master Plan (MP-02-20-14050)	
Submittal of Revisions for Town Council Packet	September 4, 2020	Annexation Petition (ANNX-07-19-13330)	Packet is due to the Town Clerk on September 30, 2020. By submitting on the Sept. 4 th , staff will have adequate time to review and create the necessary documents for Town Council.
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331)	
		Comprehensive Plan Amendment (COMP-07-19-13329)	
		Buckwalter Development Agreement Amendment (DAA-02-20-14041)	
		Buckwalter Concept Plan Amendment (CPA-02-20-14047)	
		St. Gregory the Great Master Plan (MP-02-20-14050)	
Town Council Ordinance 1 st Reading	October 13, 2020	Annexation Petition (ANNX-07-19-13330)	Ordinance 1 st Reading Public Notice in Newspaper must run by October 11 th , 2020 Any revisions will be turned by into Staff by October 21 st , Packets are due to Town Clerk by October 28 th for 2 nd Reading
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331)	
		Comprehensive Plan Amendment (COMP-07-19-13329)	
		Buckwalter Development Agreement Amendment (DAA-02-20-14041)	
		Buckwalter Concept Plan Amendment (CPA-02-20-14047)	
Public Hearing Notice 30 days Prior to Public Hearing	October 9, 2020	Annexation Petition (ANNX-07-19-13330) ❑ ❑	Letters notifying adjacent property owners within 500’ radius of pending applications and associated upcoming Public Hearings ❑ Post the property ❑ Newspaper Notification ❑
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331) ❑ ❑	
		Comprehensive Plan Amendment (COMP-07-19-13329) ❑	
		Buckwalter Development Agreement Amendment (DAA-02-20-14041) ❑	
		Buckwalter Concept Plan Amendment (CPA-02-20-14047) ❑	
		St. Gregory the Great Master Plan (MP-02-20-14050)	
Town Council Public Hearing & Ordinance 2 nd and Final Reading	November 10, 2020	Annexation Petition (ANNX-07-19-13330) ⚠	Public Hearing and Ordinance 2 nd and Final Reading Public Hearing Cases ⚠
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331) ⚠	
		Comprehensive Plan Amendment (COMP-07-19-13329) ⚠	
		Buckwalter Development Agreement Amendment (DAA-02-20-14041) ⚠	
		Buckwalter Concept Plan Amendment (CPA-02-20-14047) ⚠	
		St. Gregory the Great Master Plan (MP-02-20-14050)	
			Approval by Majority Vote

Attachment 13
St. Gregory the Great Annexation
Application Meeting Sequence REVISED